

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/660 Canterbury Road, Vermont Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$790,000

Median sale price

Median price \$847,500 Property Type Unit Suburb Vermont

Period - From 01/07/2025 to 30/06/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/18 Premier Av VERMONT 3133	\$785,000	14/07/2026
2	1a Kalimna St VERMONT 3133	\$820,000	30/06/2026
3	2/639 Canterbury Rd VERMONT 3133	\$851,000	07/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/07/2026 18:12



2 2 1

Property Type: Unit
Land Size: 192 sqm approx
Agent Comments

Indicative Selling Price
 \$720,000 - \$790,000
Median Unit Price
 Year ending June 2026: \$847,500

Comparable Properties



3/18 Premier Av VERMONT 3133 (REI)

Agent Comments

2 1 1

Price: \$785,000
Method: Private Sale
Date: 14/07/2026
Property Type: Townhouse (Res)



1a Kalimna St VERMONT 3133 (REI)

Agent Comments

2 1 1

Price: \$820,000
Method: Private Sale
Date: 30/06/2026
Property Type: Townhouse (Single)



2/639 Canterbury Rd VERMONT 3133 (REI/VG)

Agent Comments

3 3 2

Price: \$851,000
Method: Auction Sale
Date: 07/03/2026
Property Type: Townhouse (Res)
Land Size: 182 sqm approx

Account - Harcourts Vermont South | P: 03 98861008