

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

2/424 CANTERBURY ROAD FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

3/469 MITCHAM ROAD MITCHAM VIC 3132	\$820,816	21-Aug-26
3/18 PREMIER AVENUE VERMONT VIC 3133	\$785,000	14-Jul-26
2/34 GLEBE STREET FOREST HILL VIC 3131	\$852,000	04-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 14 September 2026



**3/469 MITCHAM ROAD MITCHAM
VIC 3132**

Sold Price

^{RS}

\$820,816

Sold Date

21-Aug-26

 2

 1

 2

Distance

1.94km



**3/18 PREMIER AVENUE VERMONT
VIC 3133**

Sold Price

^{RS}

\$785,000

Sold Date

14-Jul-26

 2

 1

 1

Distance

1.97km



**2/34 GLEBE STREET FOREST HILL
VIC 3131**

Sold Price

\$852,000

Sold Date

04-Jul-26

 3

 2

 2

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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