

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

3/470-474 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Apr 2025

to

31 Mar 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

9/470-474 CANTERBURY ROAD FOREST HILL VIC 3131	\$720,000	14-Feb-26
9/472 CANTERBURY ROAD FOREST HILL VIC 3131	\$720,000	14-Feb-26
3/7 STEVENS ROAD VERMONT VIC 3133	\$716,000	08-Nov-25

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: 21 April 2026



**9/470-474 CANTERBURY ROAD
FOREST HILL VIC 3131**

 2  1  1

Sold Price **\$720,000** Sold Date **14-Feb-26**

Distance **0km**



**9/472 CANTERBURY ROAD
FOREST HILL VIC 3131**

 2  1  1

Sold Price ^{RS} **\$720,000** ^{UN} Sold Date **14-Feb-26**

Distance **0.05km**



**3/7 STEVENS ROAD VERMONT VIC
3133**

 2  1  1

Sold Price **\$716,000** Sold Date **08-Nov-25**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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