

## 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

1/645 CANTERBURY ROAD VERMONT VIC 3133

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Vermont

Period-from

01 Mar 2025

to

28 Feb 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

3/64 CARWEEN AVENUE MITCHAM VIC 3132	\$915,000	06-Dec-25
3/330-336 CANTERBURY ROAD RINGWOOD VIC 3134	\$870,000	15-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: 03 March 2026


**3/64 CARWEEN AVENUE  
MITCHAM VIC 3132**
 3  2  2

Sold Price

**\$915,000**

 Sold Date **06-Dec-25**

Distance

**1.73km**

**3/330-336 CANTERBURY ROAD  
RINGWOOD VIC 3134**
 3  2  2

Sold Price

**\$870,000**

 Sold Date **15-Nov-25**

Distance

**1.31km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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