

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

381 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,165,000

Property Type

House

Suburb

Heathmont

Period - From

01/10/2025

to

31/12/2025

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	2a Dresden Av HEATHMONT 3135	\$1,300,500	07/02/2026
2	19a Highton St RINGWOOD EAST 3135	\$1,150,000	16/10/2025
3	1/41 Elmhurst Rd BAYSWATER NORTH 3153	\$945,000	09/09/2025

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:

02/03/2026 11:06



 4  3  2

Property Type: House (Res)

Land Size: 479 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000

Median House Price

December quarter 2025: \$1,165,000

Comparable Properties



2a Dresden Av HEATHMONT 3135 (REI)

Agent Comments

 4  2  2

Price: \$1,300,500

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 321 sqm approx



19a Highton St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,150,000

Method: Private Sale

Date: 16/10/2025

Property Type: Townhouse (Single)

Land Size: 264 sqm approx



1/41 Elmhurst Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

 4  2  2

Price: \$945,000

Method: Private Sale

Date: 09/09/2025

Property Type: Townhouse (Single)

Land Size: 322 sqm approx

Account - Barry Plant | P: 03 9842 8888