

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 9/263 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$825,500 Property Type Unit Suburb Heathmont

Period - From 01/01/2025 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	4/100 Dublin Rd RINGWOOD EAST 3135	\$762,000	28/01/2026
2	4/259 Canterbury Rd HEATHMONT 3135	\$725,000	24/12/2025
3	12/735-741 Boronia Rd WANTIRNA 3152	\$780,000	23/10/2025

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: 17/02/2026 13:25



3 2 2

Property Type: Unit
Land Size: 233 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median Unit Price
Year ending December 2025: \$825,500

Comparable Properties



4/100 Dublin Rd RINGWOOD EAST 3135 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$762,000
Method: Private Sale
Date: 28/01/2026
Property Type: Townhouse (Single)



4/259 Canterbury Rd HEATHMONT 3135 (REI)

[Agent Comments](#)

3 1 2

Price: \$725,000
Method: Private Sale
Date: 24/12/2025
Property Type: Unit



12/735-741 Boronia Rd WANTIRNA 3152 (REI)

[Agent Comments](#)

3 2 2

Price: \$780,000
Method: Private Sale
Date: 23/10/2025
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9722 7166