

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

2/257 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Dec 2024

to

30 Nov 2025

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

106/22 BLACKBURN ROAD BLACKBURN VIC 3130	\$661,000	21-Oct-25
6/217 SPRINGVALE ROAD NUNAWADING VIC 3131	\$651,500	28-May-25
2 ZEPHYR CLOSE RINGWOOD VIC 3134	\$631,000	18-May-18

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: 06 December 2025


**106/22 BLACKBURN ROAD
BLACKBURN VIC 3130**
 2  2  1

Sold Price

^{RS}
\$661,000

Sold Date

21-Oct-25

Distance

1.89km

**6/217 SPRINGVALE ROAD
NUNAWADING VIC 3131**
 2  2  1

Sold Price

\$651,500

Sold Date

28-May-25

Distance

1.35km

**2 ZEPHYR CLOSE RINGWOOD VIC
3134**
 2  2  1

Sold Price

\$631,000

Sold Date

18-May-18

Distance

5.86km

**1/257 CANTERBURY ROAD
FOREST HILL VIC 3131**
 3  2  1

Sold Price

\$702,000

Sold Date

07-Aug-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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