

# 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

4/34 Glebe Street, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$810,000

&

\$891,000

### Median sale price

Median price \$978,000

Property Type Townhouse

Suburb Forest Hill

Period - From 11/09/2022

to

10/09/2023

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	1/12 Calypso Ct FOREST HILL 3131	\$905,000	28/06/2023
2	5/307-309 Canterbury Rd FOREST HILL 3131	\$885,000	07/06/2023
3	3/239 Blackburn Rd BLACKBURN SOUTH 3130	\$842,000	02/09/2023

**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:

11/09/2023 16:13

4/34 Glebe Street, Forest Hill Vic 3131

**McGrath**

Janelle Gu  
03 9877 1277  
0432 800 031  
janellegu@mcgrath.com.au



3 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$810,000 - \$891,000  
**Median Townhouse Price**  
11/09/2022 - 10/09/2023: \$978,000

## Comparable Properties



**1/12 Calypso Ct FOREST HILL 3131 (REI/VG)** Agent Comments

3 2 1

**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 28/06/2023  
**Property Type:** Unit



**5/307-309 Canterbury Rd FOREST HILL 3131 (REI)** Agent Comments

3 1 2

**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 07/06/2023  
**Property Type:** Unit



**3/239 Blackburn Rd BLACKBURN SOUTH 3130 (REI)** Agent Comments

2 1 -

**Price:** \$842,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** Unit  
**Land Size:** 238 sqm approx

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.