

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

33 Ashmore Road, Forest Hill VIC 3131

Indicative selling price

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

Range between

\$930,000

&

\$1,020,000

Median sale price

Median price

\$1,190,000

Property Type

House

Suburb

Forest Hill

Period - From

26/09/2024

to

25/03/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
9 Cumberland Ct, Forest Hill Vic	\$965,000	28/02/2025

This Statement of Information was prepared on:

26/03/2025

33 Ashmore Road, Forest Hill VIC 3131



3 1 2

Property Type: House
Mark Johnstone
0398941000
0417 377 916
mjohnstone@woodards.com.au
Indicative Selling Price
\$930,000 - \$1,020,000
Median House Price
Year ending March 2025: \$1,190,000

Comparable Properties



9 Cumberland Ct, Forest Hill Vic

3 1 2

Price: \$965,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 681 sqm approx

Account - Woodards Blackburn | P: 9894 1000