

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

39 Raleigh Street, Forest Hill Vic 3131

Indicative selling price

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

Single price

\$1,690,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Forest Hill

Period - From

01/10/2024

to

31/12/2024

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	29 Naramah St FOREST HILL 3131	\$1,588,000	22/01/2025
2	42 Prestbury Dr VERMONT SOUTH 3133	\$1,650,000	12/11/2024
3	14 Ashcroft Gr BLACKBURN SOUTH 3130	\$1,676,000	14/09/2024

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:

17/02/2025 13:46



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Property Type: House (Res)
Land Size: 593 sqm approx
Agent Comments

Indicative Selling Price
\$1,690,000
Median House Price
December quarter 2024: \$1,250,000

Comparable Properties



29 Naramah St FOREST HILL 3131 (REI)

Agent Comments

5 3 2

Price: \$1,588,000
Method: Private Sale
Date: 22/01/2025
Property Type: House
Land Size: 552 sqm approx



42 Prestbury Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,650,000
Method: Private Sale
Date: 12/11/2024
Property Type: House
Land Size: 525 sqm approx



14 Ashcroft Gr BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,676,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 576 sqm approx

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