

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

17 Husband Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,040,000 & \$1,100,000

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	66 Stevens Rd FOREST HILL 3131	\$1,030,000	30/01/2025
2	133 Lake Rd FOREST HILL 3131	\$1,126,000	04/12/2024
3	6 Andrew St FOREST HILL 3131	\$1,115,000	30/11/2024

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:

28/02/2025 15:11



 3
  2
  1

Property Type: House
Land Size: 628 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,040,000 - \$1,100,000
Median House Price
 December quarter 2024: \$1,250,000

Comparable Properties



66 Stevens Rd FOREST HILL 3131 (REI)

Agent Comments

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  1

Price: \$1,030,000
Method: Private Sale
Date: 30/01/2025
Property Type: House
Land Size: 594 sqm approx



133 Lake Rd FOREST HILL 3131 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$1,126,000
Method: Private Sale
Date: 04/12/2024
Property Type: House
Land Size: 540 sqm approx

6 Andrew St FOREST HILL 3131 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,115,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 645 sqm approx

Account - Barry Plant | P: 03 9842 8888



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