

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

21 Glen Valley Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Forest Hill

Period - From 10/02/2024 to 09/02/2025 Source Property Data

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	4 Deauville St FOREST HILL 3131	\$985,000	05/10/2024
2	40 Marong Tce FOREST HILL 3131	\$930,500	15/06/2024
3			

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: 10/02/2025 14:56

21 Glen Valley Road, Forest Hill Vic 3131



 3  1  1

Rooms: 5
Property Type: House (Res)
Land Size: 674 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
10/02/2024 - 09/02/2025: \$1,200,000

Comparable Properties



4 Deauville St FOREST HILL 3131 (REI/VG)

Agent Comments

 2  1  1

Price: \$985,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 639 sqm approx



40 Marong Tce FOREST HILL 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$930,500
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)

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.

Account - McGrath Doncaster | P: 03 8822 6188



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