

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,580,000 & \$1,680,000

### Median sale price

Median price \$1,190,000 Property Type House Suburb Forest Hill

Period - From 01/07/2024 to 30/09/2024 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	42 Prestbury Dr VERMONT SOUTH 3133	\$1,650,000	12/11/2024
2	14 Ashcroft Gr BLACKBURN SOUTH 3130	\$1,676,000	14/09/2024
3	13 Saxonwood Dr VERMONT SOUTH 3133	\$1,405,000	27/07/2024

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:

16/01/2025 16:52



 4  3  4

**Property Type:** House  
**Land Size:** 593 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,580,000 - \$1,680,000  
**Median House Price**  
 September quarter 2024: \$1,190,000

## Comparable Properties



**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



**13 Saxonwood Dr VERMONT SOUTH 3133 (REI/VG)**

Agent Comments

 5  2  3

**Price:** \$1,405,000  
**Method:** Auction Sale  
**Date:** 27/07/2024  
**Property Type:** House (Res)  
**Land Size:** 441 sqm approx

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