

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

1/33 FOREST ROAD FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

7/15 WICKHAM AVENUE FOREST HILL VIC 3131	\$582,000	21-Dec-24
4/444-446 CANTERBURY ROAD FOREST HILL VIC 3131	\$610,000	01-Apr-25
4/98-100 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$648,000	14-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 02 May 2025

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 2 1 1

Distance 0.86km

 2 1 1

Distance 1.08km

 2 1 2

Distance 1.19km

UN = Undisclosed Sale

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