

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 Thornhill Drive, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,490,000

&

\$1,639,000

Median sale price

Median price \$1,170,000

Property Type House

Suburb Forest Hill

Period - From 01/04/2025

to

30/06/2025

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	13 Heather Gr NUNAWADING 3131	\$1,620,000	26/07/2025
2	23 Deanswood Rd FOREST HILL 3131	\$1,606,000	24/05/2025
3	13 Lee Ann St BLACKBURN SOUTH 3130	\$1,622,000	05/04/2025

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:

22/09/2025 20:54



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Property Type: House
Land Size: 806 sqm approx
Agent Comments

Indicative Selling Price
\$1,490,000 - \$1,639,000
Median House Price
June quarter 2025: \$1,170,000

Comparable Properties

13 Heather Gr NUNAWADING 3131 (REI)

Agent Comments

5 - 2

Price: \$1,620,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 887 sqm approx



23 Deanswood Rd FOREST HILL 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$1,606,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 858 sqm approx



13 Lee Ann St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

5 2 2

Price: \$1,622,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 585 sqm approx

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