

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

14 JOLIMONT 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

\$1,220,000

&

\$1,320,000

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

123 ROOKS ROAD NUNAWADING VIC 3131	1210000	01-Apr-25
9/335 HAWTHORN ROAD VERMONT SOUTH VIC 3133	1185000	30-Nov-24
15A VICTOR CRESCENT FOREST HILL VIC 3131	1287000	29-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: 20 May 2025

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123 ROOKS ROAD NUNAWADING
VIC 3131

Sold Price

RS1210000

Sold Date01-Apr-25

4

2

2

Distance2.01km



9/335 HAWTHORN ROAD
VERMONT SOUTH VIC 3133

Sold Price1185000

Sold Date30-Nov-24

4

2

2

Distance1.4km



15A VICTOR CRESCENT FOREST
HILL VIC 3131

Sold Price

RS1287000

Sold Date29-Mar-25

4

3

2

Distance0.5km

RS = Recent saleUN = Undisclosed Sale

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