

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

140 Mount Pleasant Road, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$990,000

&

\$1,080,000

Median sale price

Median price

\$1,218,000

Property Type

House

Suburb

Forest Hill

Period - From

01/10/2024

to

30/09/2025

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	2/178 Central Rd NUNAWADING 3131	\$1,020,000	11/10/2025
2	32 Eugenia St NUNAWADING 3131	\$1,035,500	27/09/2025
3	2a Mcarthur Rd VERMONT 3133	\$1,060,000	27/06/2025

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:

20/10/2025 14:32



3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
Year ending September 2025: \$1,218,000

Comparable Properties



2/178 Central Rd NUNAWADING 3131 (REI)

Agent Comments

3 2 2

Price: \$1,020,000
Method: Private Sale
Date: 11/10/2025
Property Type: Townhouse (Res)
Land Size: 219 sqm approx



32 Eugenia St NUNAWADING 3131 (REI)

Agent Comments

3 2 2

Price: \$1,035,500
Method: Auction Sale
Date: 27/09/2025
Property Type: House (Res)
Land Size: 239 sqm approx



2a Mcarthur Rd VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$1,060,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 262 sqm approx