# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

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
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#### Median sale price

Median price	\$1,218,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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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)



2



Price: \$1,020,000 Method: Private Sale Date: 11/10/2025

Property Type: Townhouse (Res) Land Size: 219 sqm approx

**Agent Comments** 

**Agent Comments** 



32 Eugenia St NUNAWADING 3131 (REI)







Price: \$1,035,500 Method: Auction Sale Date: 27/09/2025

Property Type: House (Res) Land Size: 239 sqm approx

Agent Comments



2a Mcarthur Rd VERMONT 3133 (REI)

Land Size: 262 sqm approx

Price: \$1,060,000 Method: Private Sale Date: 27/06/2025





Property Type: House

Account - VICPROP | P: 03 8888 1011





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