

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

15 ROMOLY DRIVE 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

\$1,175,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,006

Property type

House

Suburb

Forest Hill

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

26 VANBROOK STREET FOREST HILL VIC 3131	\$1,180,000	24-Sep-25
61 LEE ANN STREET FOREST HILL VIC 3131	\$1,225,000	09-Sep-25
55 BENNETT STREET FOREST HILL VIC 3131	\$1,225,000	10-Jul-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: 13 October 2025



26 VANBROOK STREET FOREST HILL VIC 3131

3 1 2

Sold Price

RS

\$1,180,000

Sold Date

24-Sep-25

Distance

1.43km



61 LEE ANN STREET FOREST HILL VIC 3131

3 1 1

Sold Price

RS

\$1,225,000

Sold Date

09-Sep-25

Distance

0.35km



55 BENNETT STREET FOREST HILL VIC 3131

3 1 1

Sold Price

\$1,225,000

Sold Date

10-Jul-25

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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