

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

18 Tisane Avenue, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$1,245,500

Property Type House

Suburb Forest Hill

Period - From 01/07/2025

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	16 Elonara Rd VERMONT SOUTH 3133	\$1,565,000	13/12/2025
2	29 Panorama Dr FOREST HILL 3131	\$1,446,000	14/11/2025
3	25 Panorama Dr FOREST HILL 3131	\$1,465,000	02/08/2025

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:

15/12/2025 15:40

18 Tisane Avenue, Forest Hill Vic 3131

McGrath

Ripple Wu
03 9889 8800
0433 903 099
ripplewu@mcgrath.com.au



4 2 2

Property Type: House (Res)

Land Size: 450 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

September quarter 2025: \$1,245,500

Comparable Properties



16 Elonara Rd VERMONT SOUTH 3133 (REI)

Agent Comments

5 2 2

Price: \$1,565,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 455 sqm approx

29 Panorama Dr FOREST HILL 3131 (REI)

Agent Comments

4 3 2

Price: \$1,446,000

Method: Sold Before Auction

Date: 14/11/2025

Property Type: House (Res)

Land Size: 688 sqm approx



25 Panorama Dr FOREST HILL 3131 (REI/VG)

Agent Comments

4 1 2

Price: \$1,465,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Land Size: 645 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



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