

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 VERNONT 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



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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 VERNONT SOUTH 3133 (REI)**

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2



2

Price: \$1,565,000**Method:** Auction Sale**Date:** 13/12/2025**Property Type:** House (Res)**Land Size:** 455 sqm approx[Agent Comments](#)**29 Panorama Dr FOREST HILL 3131 (REI)**

4



3



2

Price: \$1,446,000**Method:** Sold Before Auction**Date:** 14/11/2025**Property Type:** House (Res)**Land Size:** 688 sqm approx[Agent Comments](#)**25 Panorama Dr FOREST HILL 3131 (REI/VG)**

4



1



2

Price: \$1,465,000**Method:** Auction Sale**Date:** 02/08/2025**Property Type:** House (Res)**Land Size:** 645 sqm approx[Agent Comments](#)**Account - McGrath Box Hill | P: 03 9889 8800**