

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 \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,272,500 Property Type House Suburb Forest Hill

Period - From 01/10/2025 to 31/12/2025 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	2 Silverleaf Ct FOREST HILL 3131	\$1,565,000	06/12/2025
3	9 Talwood Ct BURWOOD EAST 3151	\$1,698,888	10/09/2025

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:

11/01/2026 22:15



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Property Type: House
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2025: \$1,272,500

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



2 Silverleaf Ct FOREST HILL 3131 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,565,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 665 sqm approx



9 Talwood Ct BURWOOD EAST 3151 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,698,888
Method: Sold Before Auction
Date: 10/09/2025
Property Type: House (Res)
Land Size: 598 sqm approx