

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

2/12 FLORA GROVE 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

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Sep 2024

to

31 Aug 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

2/29 JOLIMONT ROAD FOREST HILL VIC 3131	\$780,000	01-Jul-25
5/6 GEE COURT NUNAWADING VIC 3131	\$832,500	06-Sep-25
12/231-239 CANTERBURY ROAD BLACKBURN VIC 3130	\$860,000	22-Aug-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: 30 September 2025


2/29 JOLIMONT ROAD FOREST HILL VIC 3131

 2
  1
  1

Sold Price

\$780,000

Sold Date

01-Jul-25

Distance

1.05km

5/6 GEE COURT NUNAWADING VIC 3131

 2
  1
  1

Sold Price

^{RS} **\$832,500**

Sold Date

06-Sep-25

Distance

1.11km

12/231-239 CANTERBURY ROAD BLACKBURN VIC 3130

 2
  1
  2

Sold Price

^{RS} **\$860,000**

Sold Date

22-Aug-25

Distance

0.51km
RS = Recent sale

UN = Undisclosed Sale

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