

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

2/32 LONGBRAE AVENUE 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

8 LYELL WALK FOREST HILL VIC 3131	\$890,000	08-Feb-25
54A STEVENS ROAD FOREST HILL VIC 3131	\$900,000	27-Dec-24
3/2-4 GLEN VALLEY ROAD FOREST HILL VIC 3131	\$999,000	22-Feb-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.~~

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8 LYELL WALK FOREST HILL VIC 3131

3 2 2

Sold Price

\$890,000

Sold Date **08-Feb-25**

Distance **1.35km**



54A STEVENS ROAD FOREST HILL VIC 3131

3 2 1

Sold Price

\$900,000

Sold Date **27-Dec-24**

Distance **0.23km**



3/2-4 GLEN VALLEY ROAD FOREST HILL VIC 3131

3 2 2

Sold Price

^{RS} **\$999,000**

Sold Date **22-Feb-25**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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