

# 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

22 Mock Street, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,190,000

Property Type House

Suburb Forest Hill

Period - From 01/04/2024

to

31/03/2025

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	57 Romoly Dr FOREST HILL 3131	\$1,130,000	27/03/2025
2	19 Naramah St FOREST HILL 3131	\$1,200,000	27/03/2025
3	6 Kensington Gdns VERMONT SOUTH 3133	\$1,180,000	26/11/2024

**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:

20/05/2025 13:40



 3
  2
  2

**Property Type:** House (Res)

**Land Size:** 415 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending March 2025: \$1,190,000

## Comparable Properties



**57 Romoly Dr FOREST HILL 3131 (REI)**

Agent Comments

 3
  1
  2

**Price:** \$1,130,000

**Method:** Sold Before Auction

**Date:** 27/03/2025

**Property Type:** House (Res)

**Land Size:** 599 sqm approx



**19 Naramah St FOREST HILL 3131 (REI)**

Agent Comments

 3
  2
  2

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 27/03/2025

**Property Type:** House (Res)



**6 Kensington Gdns VERMONT SOUTH 3133 (REI/VG)**

Agent Comments

 3
  2
  2

**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 26/11/2024

**Property Type:** House

**Land Size:** 373 sqm approx

**Account** - Harcourts Vermont South | P: 03 98861008