## 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	22 Mock Street, Forest Hill Vic 3131
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$1,190,000	Pro	perty 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.

Ad	dress 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









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)

Price: \$1,130,000

Method: Sold Before Auction

Date: 27/03/2025

Property Type: House (Res) Land Size: 599 sqm approx Agent Comments



19 Naramah St FOREST HILL 3131 (REI)





**Agent Comments** 

Price: \$1,200,000

Method: Sold Before Auction

Date: 27/03/2025

Property Type: House (Res)



6 Kensington Gdns VERMONT SOUTH 3133 (REI/VG)

Price: \$1,180,000 Method: Private Sale Date: 26/11/2024 Property Type: House Land Size: 373 sqm approx Agent Comments

Account - Harcourts Vermont South | P: 03 98861008





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