

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

23 Longbrae Avenue, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$1,150,000

&

\$1,265,000

Median sale price

Median price

\$1,210,006

Property Type

House

Suburb

Forest Hill

Period - From

18/08/2024

to

17/08/2025

Source

Property Data

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	1 Delatite Ct VERMONT 3133	\$1,233,500	16/08/2025
2	37 Longbrae Av FOREST HILL 3131	\$1,188,000	03/08/2025
3	56 Hawthorn Rd BURWOOD EAST 3151	\$1,203,000	03/05/2025

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:

18/08/2025 12:32

**Rooms:** 5**Property Type:** House**Land Size:** 582.814 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

18/08/2024 - 17/08/2025: \$1,210,006

Comparable Properties

**1 Delatite Ct VERMONT 3133 (REI)**

Agent Comments

**Price:** \$1,233,500**Method:** Auction Sale**Date:** 16/08/2025**Property Type:** House (Res)**37 Longbrae Av FOREST HILL 3131 (REI)**

Agent Comments

**Price:** \$1,188,000**Method:** Sold Before Auction**Date:** 03/08/2025**Property Type:** House (Res)**56 Hawthorn Rd BURWOOD EAST 3151 (REI/VG)**

Agent Comments

**Price:** \$1,203,000**Method:** Auction Sale**Date:** 03/05/2025**Property Type:** House (Res)**Land Size:** 577 sqm approx

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