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

32 Bennett Street, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,080,000		&		\$1,140,000				
Median sale price									
Median price	\$1,170,000	Pro	operty Type	Hou	ISE		Suburb	Forest Hill	
Period - From	01/04/2025	to	30/06/2025		So	urce	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	30 Bindy St BLACKBURN SOUTH 3130	\$1,112,000	14/06/2025
2	16 Morloc St FOREST HILL 3131	\$1,086,500	22/03/2025
3	59 Robinlee Av BURWOOD EAST 3151	\$1,138,000	15/03/2025

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:

14/07/2025 11:09



32 Bennett Street, Forest Hill Vic 3131

McGrath





Property Type: House (Previously Occupied - Detached) Land Size: 739 sqm approx Agent Comments Elliot Kyriakou 03 9877 1277 0425 779 464 elliotkyriakou@mcgrath.com.au

Indicative Selling Price \$1,080,000 - \$1,140,000 Median House Price June quarter 2025: \$1,170,000

Comparable Properties

30 Bindy St BLACKBURN SOUTH 3130 (REI) 3 2 2 2 Price: \$1,112,000 Method: Auction Sale Date: 14/06/2025 Property Type: House (Res)	Agent Comments
16 Morloc St FOREST HILL 3131 (REI) Image: 1 Image: 1 I	Agent Comments
59 Robinlee Av BURWOOD EAST 3151 (REI/VG) 3 1 2 Price: \$1,138,000 Method: Private Sale Date: 15/03/2025 Property Type: House Land Size: 580 sqm approx	Agent Comments

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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