

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,080,000 & \$1,140,000

### Median sale price

Median price \$1,170,000 Property Type House Suburb Forest Hill

Period - From 01/04/2025 to 30/06/2025 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	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



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 739 sqm approx

Agent Comments

## Comparable Properties



**30 Bindy St BLACKBURN SOUTH 3130 (REI)**

Agent Comments



**Price:** \$1,112,000

**Method:** Auction Sale

**Date:** 14/06/2025

**Property Type:** House (Res)



**16 Morloc St FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$1,086,500

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** House (Res)

**Land Size:** 780 sqm approx



**59 Robinlee Av BURWOOD EAST 3151 (REI/VG)**

Agent Comments



**Price:** \$1,138,000

**Method:** Private Sale

**Date:** 15/03/2025

**Property Type:** House

**Land Size:** 580 sqm approx