

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

5/25 Quentin Street, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$950,000

&

\$970,000

Median sale price

Median price

\$960,500

Property Type

Townhouse

Suburb

Forest Hill

Period - From

22/11/2024

to

21/11/2025

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	2/7 Owen St MITCHAM 3132	\$960,000	25/10/2025
2	4/38 Terrara Rd VERMONT 3133	\$957,500	13/09/2025
3	1/13 Wickham Av FOREST HILL 3131	\$950,000	14/07/2025

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:

22/11/2025 15:48



 3  1  2

Property Type: Unit
Land Size: 257 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000 - \$970,000
Median Townhouse Price
 22/11/2024 - 21/11/2025: \$960,500

Comparable Properties



2/7 Owen St MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$960,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit



4/38 Terrara Rd VERMONT 3133 (REI/VG)

Agent Comments

 3  2  2

Price: \$957,500
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit



1/13 Wickham Av FOREST HILL 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000
Method: Private Sale
Date: 14/07/2025
Property Type: Unit

Account - Harcourts Vermont South | P: 03 98861008