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	5/25 Quentin Street, Forest Hill Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$960,500	Pro	perty Type T	ownhouse		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

Add	dress 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 comparableproperties 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













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)

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

Agent Comments



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





Agent Comments

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



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





Agent Comments

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

Account - Harcourts Vermont South | P: 03 98861008





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