

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

55 Bennett Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Forest Hill

Period - From 01/01/2025

to 31/03/2025

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	11 Ranfurly Rd FOREST HILL 3131	\$1,050,000	31/05/2025
2	23 Husband Rd FOREST HILL 3131	\$1,065,000	24/05/2025
3			

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:

17/06/2025 11:24

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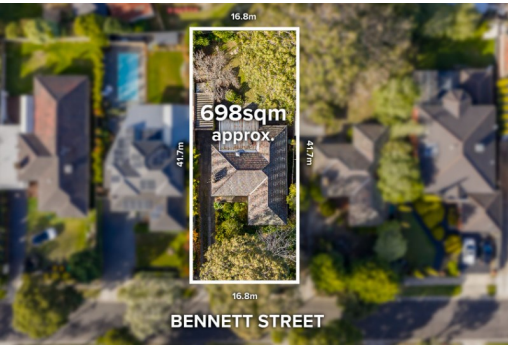
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Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

March quarter 2025: \$1,100,000



3 Bedrooms 1 Bathroom 1 Car Space

Rooms: 5
Property Type: House
Land Size: 698 sqm approx
Agent Comments

Comparable Properties



11 Ranfurly Rd FOREST HILL 3131 (REI)

Agent Comments

3 Bedrooms 1 Bathroom 3 Car Space

Price: \$1,050,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)



23 Husband Rd FOREST HILL 3131 (REI)

Agent Comments

3 Bedrooms 1 Bathroom 2 Car Space

Price: \$1,065,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 615 sqm approx

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.