

A photograph of a family (a woman, a man, and a young child) standing in a modern, brightly lit interior space, possibly a hallway or living area. The woman is on the left, wearing a black blazer and a yellow and white chevron scarf. The man is in the center, holding the child, wearing a dark blue V-neck sweater over a white shirt and grey trousers. The child is wearing a light grey sweater and white sneakers. They are all looking at a Ray White brochure held by the man. To the right, a man in a dark blue suit, white shirt, and dark tie is holding a tablet and looking at the family. The background shows a modern interior with white walls, a large cylindrical light fixture, and a staircase. A yellow banner is in the top right corner.

RayWhite.

Statement of information

68 STEVENS ROAD, FOREST HILL, VIC 3131
PREPARED BY SAMANEH REZAI, RAY WHITE NARRE WARREN

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

68 STEVENS ROAD, FOREST HILL, VIC 3131

Indicative selling price

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

Price Range:

\$1,795,000 to \$1,895,000

Median sale price

Median price

\$1,251,500

Property type

House

Suburb

FOREST HILL

Period

01 January 2026 to 30 June 2026

Source

pricefinder

Comparable property sales

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:

25/08/2026