

# 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 94 Husband Road, Forest Hill VIC 3131

### Indicated Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,218,000 Property type House Suburb Forest Hill

Period - From 8/5/2025 to 8/10/2025 Source CORELOGIC

### Comparable property sales

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
38 Romoly Drive, Forest Hill	\$1,101,500	13/9/2025
26 VANBROOK ST, FOREST HILL, VIC 3131	\$1,180,000	24/9/2025
10 Nandina St, Forest Hill Vic	\$1,200,000	4/10/2025

This Statement of Information was prepared on: 8<sup>th</sup> October 2025