

# 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

96 Mahoneys Road, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,580,000

&

\$1,630,000

### Median sale price

Median price \$1,195,000

Property Type House

Suburb Forest Hill

Period - From 03/06/2024

to

02/06/2025

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	38 Bennett St FOREST HILL 3131	\$1,600,000	08/03/2025
2	39 Raleigh St FOREST HILL 3131	\$1,625,000	26/02/2025
3	62 Barter Cr FOREST HILL 3131	\$1,580,000	22/02/2025

**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:

03/06/2025 10:37

96 Mahoneys Road, Forest Hill Vic 3131



Jason Yu  
03 9899 7888  
0402 662 736  
jason.yu@ihomesre.com.au

**Indicative Selling Price**

\$1,580,000 - \$1,630,000

**Median House Price**

03/06/2024 - 02/06/2025: \$1,195,000



4 bedrooms, 2 bathrooms, 2 cars

**Property Type:** House (Res)

**Land Size:** 848 sqm approx

Agent Comments

## Comparable Properties



**38 Bennett St FOREST HILL 3131 (REI/VG)**

Agent Comments

4 bedrooms, 2 bathrooms, 2 cars

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 08/03/2025

**Property Type:** House

**Land Size:** 739 sqm approx



**39 Raleigh St FOREST HILL 3131 (REI/VG)**

Agent Comments

4 bedrooms, 3 bathrooms, 4 cars

**Price:** \$1,625,000

**Method:** Private Sale

**Date:** 26/02/2025

**Property Type:** House (Res)

**Land Size:** 593 sqm approx



**62 Barter Cr FOREST HILL 3131 (REI/VG)**

Agent Comments

4 bedrooms, 3 bathrooms, 2 cars

**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** House (Res)

**Land Size:** 585 sqm approx

Account - iHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.