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	1/33 FOREST ROAD FOREST HILL VIC 3131

Indicative selling price

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

~~Single Price~~		or range between	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$845,000	Property type	Unit	Suburb	Forest Hill
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
7/15 WICKHAM AVENUE FOREST HILL VIC 3131	$582,000	21-Dec-24
4/444-446 CANTERBURY ROAD FOREST HILL VIC 3131	$610,000	01-Apr-25
4/98-100 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	$648,000	14-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 02 May 2025

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7/15 WICKHAM AVENUE FOREST HILL VIC 3131

2 1 1

Sold Price **$582,000** Sold Date **21-Dec-24**

Distance **0.86km**

4/444-446 CANTERBURY ROAD FOREST HILL VIC 3131

2 1 1

Sold Price RS **$610,000** Sold Date **01-Apr-25**

Distance **1.08km**

4/98-100 MOUNT PLEASANT ROAD NUNAWADING VIC 3131

2 1 2

Sold Price RS **$648,000** Sold Date **14-Mar-25**

Distance **1.19km**

RS = Recent sale **UN** = Undisclosed Sale

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