

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

2 Cumberland Court, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Forest Hill

Period - From 01/07/2024

to 30/06/2025

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 Ronald St MITCHAM 3132	\$2,200,000	14/05/2025
2	9 Stringybark CI FOREST HILL 3131	\$1,880,000	13/05/2025
3	13 Moray Gr VERMONT SOUTH 3133	\$1,900,000	29/03/2025

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:

23/07/2025 15:50



5 3 2

Property Type: House

Land Size: 568 sqm approx

Agent Comments

Comparable Properties



11 Ronald St MITCHAM 3132 (REI)

Agent Comments

4 3 2

Price: \$2,200,000

Method: Sold Before Auction

Date: 14/05/2025

Property Type: House

Land Size: 683 sqm approx



9 Stringybark CI FOREST HILL 3131 (REI)

Agent Comments

5 2 4

Price: \$1,880,000

Method: Private Sale

Date: 13/05/2025

Property Type: House

Land Size: 557 sqm approx



13 Moray Gr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

5 2 2

Price: \$1,900,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 647 sqm approx