Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,900,000

Property offered for sale

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
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Median sale price

Median price	\$1,180,000	Pro	perty 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)

13 Moray Gr VERMONT SOUTH 3133

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.

Add	dress 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

OR

3

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



29/03/2025

JellisCraig

Grant Lynch 9908 5700 0408110 011 grantlynch@jelliscraig.com.au

Indicative Selling Price \$1,950,000 - \$2,100,000 **Median House Price** Year ending June 2025: \$1,180,000





Property Type: House Land Size: 568 sqm approx **Agent Comments**

Comparable Properties



11 Ronald St MITCHAM 3132 (REI)

Price: \$2,200,000

Method: Sold Before Auction

Date: 14/05/2025 Property Type: House Land Size: 683 sqm approx **Agent Comments**



9 Stringybark CI FOREST HILL 3131 (REI)

Price: \$1,880,000

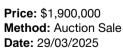
Agent Comments

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



Property Type: House (Res) Land Size: 647 sqm approx

Account - Jellis Craig | P: (03) 9908 5700





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