

## 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

3 EDEN COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Forest Hill

Period-from

03 Jan 2025

to

03 Jul 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

14 JOLIMONT ROAD FOREST HILL VIC 3131	\$1,439,999	29-May-25
3 NANDINA STREET FOREST HILL VIC 3131	\$1,483,000	05-Apr-25
2 MULLENS ROAD VERMONT SOUTH VIC 3133	\$1,511,000	03-Apr-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: 03 July 2025