

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

1/377 SPRINGVALE 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

7/25 QUENTIN STREET FOREST HILL VIC 3131	\$885,000	08-Apr-26
1/97 ROOKS ROAD MITCHAM VIC 3132	\$830,000	13-Apr-26

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: 25 May 2026

**7/25 QUENTIN STREET FOREST
HILL VIC 3131**

3 1 2

Sold Price

\$885,000Sold Date **08-Apr-26**Distance **0.08km****1/97 ROOKS ROAD MITCHAM VIC
3132**

3 2 1

Sold Price

^{RS} **\$830,000** ^{UN}Sold Date **13-Apr-26**Distance **1.81km****RS** = Recent sale**UN** = Undisclosed Sale

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