

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

112 MAHONEYS 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

\$1,420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Forest Hill

Period-from

01 Jul 2024

to

30 Jun 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

3 NANDINA STREET FOREST HILL VIC 3131	1483000	05-Apr-25
8 BOGONG COURT FOREST HILL VIC 3131	1460000	21-Feb-25
10 OLEANDA CRESCENT NUNAWADING VIC 3131	1340000	03-May-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: 08 July 2025

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3 NANDINA STREET FOREST HILL VIC 3131

4 2 3

Sold Price

^{RS} **1483000** Sold Date **05-Apr-25**

Distance **1.79km**



8 BOGONG COURT FOREST HILL VIC 3131

5 3 2

Sold Price

1460000 Sold Date **21-Feb-25**

Distance **0.23km**



10 OLEANDA CRESCENT NUNAWADING VIC 3131

5 2 2

Sold Price

^{RS} **1340000** Sold Date **03-May-25**

Distance **1.93km**

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

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