

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

1/116 MAHONEY'S 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Forest Hill

Period-from

18 Jan 2025

to

18 Jul 2025

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

2/44 LEE ANN STREET FOREST HILL VIC 3131	\$1,200,000	26-Jun-25
15A VICTOR CRESCENT FOREST HILL VIC 3131	\$1,287,000	29-Mar-25
3/424 CANTERBURY ROAD FOREST HILL VIC 3131	\$1,071,000	05-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: 18 July 2025



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**2/44 LEE ANN STREET FOREST
HILL VIC 3131**

4 3 2

Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date **26-Jun-25**

Distance **0.44km**



**15A VICTOR CRESCENT FOREST
HILL VIC 3131**

4 3 2

Sold Price **\$1,287,000** Sold Date **29-Mar-25**

Distance **0.28km**



**3/424 CANTERBURY ROAD
FOREST HILL VIC 3131**

4 3 2

Sold Price **\$1,071,000** Sold Date **05-Apr-25**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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