

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

1/11 Davy Lane, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$884,000

Property Type Unit

Suburb Forest Hill

Period - From 01/01/2026

to 31/03/2026

Source REIV

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 six 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
1	1/1 Davy La FOREST HILL 3131	\$950,000	08/06/2026
2	7/10 Stringybark CI FOREST HILL 3131	\$850,000	29/05/2026
3	7/25 Quentin St FOREST HILL 3131	\$885,000	07/04/2026

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 six months.~~

This Statement of Information was prepared on:

01/07/2026 11:29



Property Type: Unit

Agent Comments

Comparable Properties



1/1 Davy La FOREST HILL 3131 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 08/06/2026

Property Type: Unit

Land Size: 441 sqm approx



7/10 Stringybark CI FOREST HILL 3131 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 29/05/2026

Property Type: Townhouse (Single)



7/25 Quentin St FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$885,000

Method: Sold Before Auction

Date: 07/04/2026

Property Type: Unit

Land Size: 319 sqm approx