

# 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 Deauville Street, 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)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$1,225,000 Property Type House Suburb Forest Hill

Period - From 11/06/2023 to 10/06/2024 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	101 Husband Rd FOREST HILL 3131	\$1,030,000	15/02/2024
2	49 Romoly Dr FOREST HILL 3131	\$1,025,000	23/03/2024
3	3 Course Cl FOREST HILL 3131	\$1,020,000	11/04/2024

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:

11/06/2024 15:32



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**Property Type:**  
**Land Size:** 619 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$950,000 - \$1,045,000  
**Median House Price**  
 11/06/2023 - 10/06/2024: \$1,225,000

## Comparable Properties



**101 Husband Rd FOREST HILL 3131 (REI/VG)** [Agent Comments](#)

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**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 15/02/2024  
**Property Type:** House  
**Land Size:** 588 sqm approx



**49 Romoly Dr FOREST HILL 3131 (REI)** [Agent Comments](#)

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**Price:** \$1,025,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 594 sqm approx



**3 Course CI FOREST HILL 3131 (REI)** [Agent Comments](#)

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**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 11/04/2024  
**Property Type:** House (Res)

**Account - Jellis Craig** | P: (03) 9908 5700