

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

103 Husband Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,220,000

&

\$1,342,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Forest Hill

Period - From 01/04/2025

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	3 Michael Ct FOREST HILL 3131	\$1,180,000	21/02/2026
2	94 Husband Rd FOREST HILL 3131	\$1,140,000	08/11/2025
3	51 Woodcrest Rd VERMONT 3133	\$1,266,000	05/11/2025

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:

02/05/2026 09:27



Property Type:
Agent Comments

Indicative Selling Price
\$1,220,000 - \$1,342,000
Median House Price
Year ending March 2026: \$1,250,000

Comparable Properties



3 Michael Ct FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,180,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 588 sqm approx



94 Husband Rd FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$1,140,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 608 sqm approx



51 Woodcrest Rd VERMONT 3133 (REI/VG)

Agent Comments



Price: \$1,266,000
Method: Private Sale
Date: 05/11/2025
Property Type: House
Land Size: 591 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000