

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

104 Husband Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,240,000

Property Type House

Suburb Forest Hill

Period - From 29/06/2025

to

28/06/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 Yardley Ct FOREST HILL 3131	\$1,025,000	23/05/2026
2	6 Radiant Cr FOREST HILL 3131	\$1,000,100	02/05/2026
3	438 Canterbury Rd FOREST HILL 3131	\$1,075,000	23/04/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

29/06/2026 11:39

104 Husband Road, Forest Hill Vic 3131

McGrath

Luna Tian

03 9889 8800

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lunatian@mcgrath.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

29/06/2025 - 28/06/2026: \$1,240,000



3 1 2

Property Type: House

Agent Comments

Comparable Properties



1 Yardley Ct FOREST HILL 3131 (REI)

Agent Comments

3 1 1

Price: \$1,025,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 585 sqm approx



6 Radiant Cr FOREST HILL 3131 (REI)

Agent Comments

3 2 2

Price: \$1,000,100

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 423 sqm approx



438 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 4

Price: \$1,075,000

Method: Private Sale

Date: 23/04/2026

Property Type: House

Land Size: 836 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



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