

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

136 Mount Pleasant Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	4/34 Glen Valley Rd FOREST HILL 3131	\$1,250,000	16/03/2026
2	41 Diosma Cr NUNAWADING 3131	\$1,260,000	14/03/2026
3	48 Mount Pleasant Rd NUNAWADING 3131	\$1,305,000	29/11/2025

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:

28/05/2026 17:11

136 Mount Pleasant Road, Forest Hill Vic 3131

JellisCraig

Hugh Francis

9908 5700

0401 265 338

hughfrancis@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2026: \$1,250,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



4/34 Glen Valley Rd FOREST HILL 3131 (REI)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 16/03/2026

Property Type: Townhouse (Res)

Land Size: 396 sqm approx



41 Diosma Cr NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,260,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 339 sqm approx



48 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,305,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 384 sqm approx

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



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