

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

26 Thornhill Drive, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,320,000 & \$1,450,000

Median sale price*

Median price Property Type Suburb Forest Hill

Period - From to Source

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	6 Bristol Ct FOREST HILL 3131	\$1,542,500	23/03/2024
2	3 Felicia Gr FOREST HILL 3131	\$1,405,000	24/02/2024
3	31 Vanbrook St FOREST HILL 3131	\$1,330,000	02/12/2023

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: 13/05/2024 16:26

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 4  2  2

Property Type: House (Res)

Land Size: 506 sqm approx

Agent Comments

Indicative Selling Price
\$1,320,000 - \$1,450,000
No median price available

Comparable Properties



6 Bristol Ct FOREST HILL 3131 (REI)

Agent Comments

 5  2  2

Price: \$1,542,500

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 794 sqm approx



3 Felicia Gr FOREST HILL 3131 (REI)

Agent Comments

 4  3  2

Price: \$1,405,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 857 sqm approx



31 Vanbrook St FOREST HILL 3131 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,330,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 595 sqm approx