

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

2A Sylvan Court, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,272,500

Property Type House

Suburb Forest Hill

Period - From 01/10/2025

to

31/12/2025

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	31 Romoly Dr FOREST HILL 3131	\$1,238,000	05/02/2026
2	34 Madison Blvd MITCHAM 3132	\$1,168,000	13/01/2026
3	92 Terrara Rd VERMONT 3133	\$1,280,000	28/10/2025

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:

30/03/2026 13:20

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4 3 2

Property Type: House
Land Size: 240 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2025: \$1,272,500

Comparable Properties



31 Romoly Dr FOREST HILL 3131 (REI)

4 2 2

Agent Comments

Renovated

Price: \$1,238,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: House (Res)
Land Size: 600 sqm approx



34 Madison Blvd MITCHAM 3132 (REI/VG)

4 2 2

Agent Comments

Price: \$1,168,000
Method: Private Sale
Date: 13/01/2026
Property Type: Townhouse (Res)
Land Size: 366 sqm approx



92 Terrara Rd VERMONT 3133 (REI/VG)

4 2 2

Agent Comments

Renovated

Price: \$1,280,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 560 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800