

# 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

34 Wingrove Street, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,180,000

&

\$1,280,000

### Median sale price

Median price \$1,190,000

Property Type House

Suburb Forest Hill

Period - From 01/04/2024

to

31/03/2025

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	41 Ashmore Rd FOREST HILL 3131	\$1,350,000	17/05/2025
2			
3			

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:

20/05/2025 13:46



4 2 2

Property Type: House  
Land Size: 610 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,180,000 - \$1,280,000  
Median House Price  
Year ending March 2025: \$1,190,000

Comparable Properties



41 Ashmore Rd FOREST HILL 3131 (REI)

Agent Comments

3 2 2

Price: \$1,350,000  
Method: Auction Sale  
Date: 17/05/2025  
Property Type: House (Res)  
Land Size: 582 sqm approx

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.