

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

37 Bennett Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$960,000

&

\$1,030,000

Median sale price

Median price \$1,225,000

Property Type House

Suburb Forest Hill

Period - From 01/09/2025

to 31/08/2026

Source Property Data

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	29 Husband Rd FOREST HILL 3131	\$975,000	29/08/2026
2	9 Fisher St FOREST HILL 3131	\$980,000	14/08/2026
3	12 Bennett St FOREST HILL 3131	\$1,020,000	22/05/2026

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:

01/09/2026 15:51



Property Type: House

Land Size: 627 sqm approx

Agent Comments

Comparable Properties



29 Husband Rd FOREST HILL 3131 (REI)

Agent Comments



Price: \$975,000

Method: Auction Sale

Date: 29/08/2026

Property Type: House (Res)

Land Size: 604 sqm approx



9 Fisher St FOREST HILL 3131 (REI)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 14/08/2026

Property Type: House

Land Size: 631 sqm approx



12 Bennett St FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 22/05/2026

Property Type: House (Res)

Land Size: 685 sqm approx