

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

4 Sylvan Court, Forest Hill Vic 3131

Indicative selling price

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

Range between \$900,000

&

\$990,000

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	232 Canterbury Rd FOREST HILL 3131	\$988,888	14/03/2026
2	65 Shady Gr FOREST HILL 3131	\$1,028,000	12/03/2026
3	2 Grace Ct MITCHAM 3132	\$926,500	07/03/2026

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:

30/06/2026 15:53

Miranda Bailey

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

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



4 1 1

Property Type: House

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



232 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

4 1 2

Price: \$988,888

Method: Auction Sale

Date: 14/03/2026

Property Type: House

Land Size: 633 sqm approx



65 Shady Gr FOREST HILL 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$1,028,000

Method: Private Sale

Date: 12/03/2026

Property Type: House (Res)

Land Size: 604 sqm approx



2 Grace Ct MITCHAM 3132 (REI/VG)

Agent Comments

3 1 2

Price: \$926,500

Method: Sold Before Auction

Date: 07/03/2026

Property Type: House (Res)

Land Size: 604 sqm approx

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