

# 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

40 Romoly Drive, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,260,000 Property Type House Suburb Forest Hill

Period - From 01/04/2023 to 31/03/2024 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	5 Caller Ct FOREST HILL 3131	\$1,133,000	02/03/2024
2	22 Longbrae Av FOREST HILL 3131	\$1,098,500	08/05/2024
3	49 Romoly Dr FOREST HILL 3131	\$1,025,000	23/03/2024

**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:

17/06/2024 14:26



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 604 sqm approx  
Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

Year ending March 2024: \$1,260,000

## Comparable Properties



**5 Caller Ct FOREST HILL 3131 (REI/VG)**

Agent Comments



**Price:** \$1,133,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 642 sqm approx



**22 Longbrae Av FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$1,098,500  
**Method:** Sold Before Auction  
**Date:** 08/05/2024  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx



**49 Romoly Dr FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$1,025,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 594 sqm approx