

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

48 Victor Crescent, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,187,500

Property Type House

Suburb Forest Hill

Period - From 01/04/2026

to

30/06/2026

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	7 Timbertop Dr VERMONT 3133	\$1,350,000	05/05/2026
2	8 Andrew St FOREST HILL 3131	\$1,304,000	06/04/2026
3	26 Jackson St FOREST HILL 3131	\$1,410,000	01/03/2026

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:

28/07/2026 10:49

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2026: \$1,187,500



 4  2  2

Property Type: House

Land Size: 605 sqm approx

Agent Comments

Celebrate an unrivalled family lifestyle with this magnificently renovated home on a sizeable 605 sqm (approx) allotment.

Comparable Properties



7 Timbertop Dr VERMONT 3133 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,350,000

Method: Private Sale

Date: 05/05/2026

Property Type: House

Land Size: 545.90 sqm approx



8 Andrew St FOREST HILL 3131 (REI)

Agent Comments

 3  2  1

Price: \$1,304,000

Method: Private Sale

Date: 06/04/2026

Property Type: House

Land Size: 645 sqm approx



26 Jackson St FOREST HILL 3131 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,410,000

Method: Private Sale

Date: 01/03/2026

Property Type: House (Res)

Land Size: 604 sqm approx