

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 5/125-129 Hawthorn Road, 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 \$950,000 Property Type Townhouse Suburb Forest Hill

Period - From 27/05/2023 to 26/05/2024 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	6/33 Forest Rd FOREST HILL 3131	\$955,000	26/03/2024
2	3/432 Canterbury Rd FOREST HILL 3131	\$950,000	02/12/2023
3	2a Jackson St FOREST HILL 3131	\$943,000	17/02/2024

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: 27/05/2024 08:08



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Townhouse Price
27/05/2023 - 26/05/2024: \$950,000

Comparable Properties



6/33 Forest Rd FOREST HILL 3131 (VG)

Agent Comments

3 - -

Price: \$955,000
Method: Sale
Date: 26/03/2024
Property Type: Flat/Unit/Apartment (Res)



3/432 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000
Method: Private Sale
Date: 02/12/2023
Property Type: Townhouse (Single)



2a Jackson St FOREST HILL 3131 (REI/VG)

Agent Comments

3 2 1

Price: \$943,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit
Land Size: 223 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802