

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 Pratico Court, Forest Hill Vic 3131

Indicative selling price

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

Range between \$860,000

&

\$940,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Forest Hill

Period - From 01/07/2025

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	20 Marong Tce FOREST HILL 3131	\$870,000	31/07/2026
2	38 Bessazile Av FOREST HILL 3131	\$920,000	11/07/2026
3	60 Mahoneys Rd FOREST HILL 3131	\$878,000	13/06/2026

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:

10/08/2026 10:47



3 2 2

Property Type: House
Land Size: 242 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$940,000
Median House Price
Year ending June 2026: \$1,260,000

Comparable Properties



20 Marong Tce FOREST HILL 3131 (REI)

Agent Comments

3 2 2

Price: \$870,000
Method: Private Sale
Date: 31/07/2026
Property Type: Townhouse (Single)



38 Bessazile Av FOREST HILL 3131 (REI)

Agent Comments

2 1 2

Price: \$920,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 323 sqm approx



60 Mahoneys Rd FOREST HILL 3131 (REI)

Agent Comments

3 2 2

Price: \$878,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)

Account - Harcourts Vermont South | P: 03 98861008