

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

51 Husband Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

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	59 Woodcrest Rd VERMONT 3133	\$1,066,000	29/08/2026
2	104 Husband Rd FOREST HILL 3131	\$1,030,000	15/08/2026
3	5 Yardley Ct FOREST HILL 3131	\$1,015,000	08/07/2026

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:

09/09/2026 17:17



Property Type: House (Previously Occupied - Detached)

Land Size: 869 sqm approx

Agent Comments

Comparable Properties



59 Woodcrest Rd VERMONT 3133 (REI)

Agent Comments



Price: \$1,066,000

Method: Auction Sale

Date: 29/08/2026

Property Type: House (Res)

Land Size: 599 sqm approx



104 Husband Rd FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,030,000

Method: Auction Sale

Date: 15/08/2026

Property Type: House (Res)

Land Size: 402 sqm approx



5 Yardley Ct FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$1,015,000

Method: Sold Before Auction

Date: 08/07/2026

Property Type: House (Res)

Land Size: 658 sqm approx