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	50 Barter Crescent, Forest Hill Vic 3131

Indicative selling price

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

Range between $1,250,000 & $1,300,000

Median sale price

Median price $1,180,000 Property Type House Suburb Forest Hill

Period - From 01/07/2024 to 30/06/2025 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	22 Jade Cirt BURWOOD EAST 3151	$1,300,000	14/09/2025
2	2a Yardley Ct FOREST HILL 3131	$1,296,000	17/05/2025
3			

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: 02/10/2025 09:22

50 Barter Crescent, Forest Hill Vic 3131

Hugh Francis
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4 2 2

Property Type: Townhouse (Single)
Land Size: 341 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,300,000
Median House Price
Year ending June 2025: $1,180,000

Comparable Properties



22 Jade Cirt BURWOOD EAST 3151 (REI)

4 2 2

Price: $1,300,000
Method: Auction Sale
Date: 14/09/2025
Property Type: House (Res)
Land Size: 326 sqm approx

Agent Comments



2a Yardley Ct FOREST HILL 3131 (REI/VG)

3 2 1

Price: $1,296,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 240 sqm approx

Agent Comments

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.

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