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	2/12 FLORA GROVE FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$800,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$852,000	Property type	Unit	Suburb	Forest Hill
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
2/29 JOLIMONT ROAD FOREST HILL VIC 3131	$780,000	01-Jul-25
5/6 GEE COURT NUNAWADING VIC 3131	$832,500	06-Sep-25
12/231-239 CANTERBURY ROAD BLACKBURN VIC 3130	$860,000	22-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 30 September 2025

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2/29 JOLIMONT ROAD FOREST HILL VIC 3131

2 1 1

Sold Price **$780,000** Sold Date **01-Jul-25**

Distance **1.05km**



5/6 GEE COURT NUNAWADING VIC 3131

2 1 1

Sold Price RS **$832,500** Sold Date **06-Sep-25**

Distance **1.11km**



12/231-239 CANTERBURY ROAD BLACKBURN VIC 3130

2 1 2

Sold Price RS **$860,000** Sold Date **22-Aug-25**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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