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	2a Husband Road, Forest Hill Vic 3131

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $795,000 Property Type Unit Suburb Forest Hill

Period - From 01/10/2025 to 31/12/2025 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	6/16-18 Shady Gr NUNAWADING 3131	$653,000	15/10/2025
2	13/39-41 Mount Pleasant Rd NUNAWADING 3131	$670,000	24/12/2025
3	16/7 Stevens Rd VERMONT 3133	$678,000	14/11/2025

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: 09/02/2026 16:58

2a Husband Road, Forest Hill Vic 3131

JellisCraig

Georgio Tsatsos
8841 4888
0487 300 564
georgiotsatsos@jelliscraig.com.au



2 1 1

Property Type: Unit
Land Size: 191 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
December quarter 2025: $795,000

Comparable Properties



6/16-18 Shady Gr NUNAWADING 3131 (REI)

2 1 1

Price: $653,000
Method: Private Sale
Date: 15/10/2025
Property Type: Unit

Agent Comments



13/39-41 Mount Pleasant Rd NUNAWADING 3131 (REI)

2 1 1

Price: $670,000
Method: Private Sale
Date: 24/12/2025
Property Type: Unit

Agent Comments



16/7 Stevens Rd VERMONT 3133 (REI/VG)

2 1 1

Price: $678,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: Unit
Land Size: 112 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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