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	20 SHERMAN STREET 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	$1,200,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,224,500	Property type	House	Suburb	Forest Hill
Period-from	01 Feb 2025	to	31 Jan 2026	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
509 MITCHAM ROAD VERMONT VIC 3133	$1,170,000	04-Oct-25
513 SPRINGVALE ROAD VERMONT SOUTH VIC 3133	$1,225,000	06-Dec-25
140 MOUNT PLEASANT ROAD FOREST HILL VIC 3131	$1,266,000	15-Nov-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: 09 February 2026

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509 MITCHAM ROAD VERMONT VIC 3133

4 2 2

Sold Price **$1,170,000** Sold Date **04-Oct-25**

Distance **1.4km**

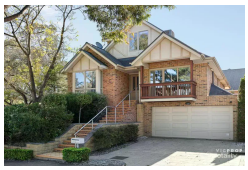


513 SPRINGVALE ROAD VERMONT SOUTH VIC 3133

4 3 2

Sold Price **$1,225,000** Sold Date **06-Dec-25**

Distance **1.61km**



140 MOUNT PLEASANT ROAD FOREST HILL VIC 3131

3 2 2

Sold Price **$1,266,000** Sold Date **15-Nov-25**

Distance **0.35km**

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

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