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	9 BARTER CRESCENT 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	&	$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$807,500	Property type	Unit	Suburb	Forest Hill
Period-from	01 Mar 2025	to	28 Feb 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
1/3 RALPH STREET BLACKBURN SOUTH VIC 3130	$1,301,000	22-Nov-25
4/15 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	$1,220,000	17-Dec-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.

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1/3 RALPH STREET BLACKBURN SOUTH VIC 3130

4 2 2

Sold Price **$1,301,000** Sold Date **22-Nov-25**

Distance **1.64km**



4/15 MOUNT PLEASANT ROAD NUNAWADING VIC 3131

4 3 2

Sold Price **$1,220,000** Sold Date **17-Dec-25**

Distance **1.98km**

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

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