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	9/125 Hawthorn Road, Forest Hill Vic 3131

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,070,000 Property Type Townhouse Suburb Forest Hill

Period - From 20/03/2025 to 19/03/2026 Source Property Data

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	2/1 Scarlet Oak Ct BLACKBURN SOUTH 3130	$1,008,000	26/02/2026
2	2/241 Burwood Hwy BURWOOD EAST 3151	$960,888	14/01/2026
3	5/335 Hawthorn Rd VERMONT SOUTH 3133	$1,030,000	08/01/2026

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: 20/03/2026 14:49

9/125 Hawthorn Road, Forest Hill Vic 3131



3 2 2

Rooms: 4
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Townhouse Price
20/03/2025 - 19/03/2026: $1,070,000

Comparable Properties



2/1 Scarlet Oak Ct BLACKBURN SOUTH 3130 (REI)

3 2 2

Price: $1,008,000
Method: Private Sale
Date: 26/02/2026
Property Type: Townhouse (Single)

Agent Comments



2/241 Burwood Hwy BURWOOD EAST 3151 (REI/VG)

3 2 2

Price: $960,888
Method: Private Sale
Date: 14/01/2026
Property Type: House

Agent Comments



5/335 Hawthorn Rd VERMONT SOUTH 3133 (REI/VG)

3 2 2

Price: $1,030,000
Method: Private Sale
Date: 08/01/2026
Property Type: Townhouse (Single)
Land Size: 236 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.