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	80 Shady Grove, Forest Hill Vic 3131

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,250,000 Property Type House Suburb Forest Hill

Period - From 01/04/2025 to 31/03/2026 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	31 Romoly Dr FOREST HILL 3131	$1,238,000	05/02/2026
2	9 Ansett Cr FOREST HILL 3131	$1,180,000	17/12/2025
3	70 Barter Cr FOREST HILL 3131	$1,279,000	30/11/2025

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: 22/04/2026 10:43

80 Shady Grove, Forest Hill Vic 3131

Ripple Wu
03 9889 8800
0433 903 099
ripplewu@mcgrath.com.au



4 2 2

Property Type: House
Land Size: 623 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending March 2026: $1,250,000

Comparable Properties



31 Romoly Dr FOREST HILL 3131 (REI)

4 2 2

Price: $1,238,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



9 Ansett Cr FOREST HILL 3131 (REI/VG)

4 2 2

Price: $1,180,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 662 sqm approx

Agent Comments



70 Barter Cr FOREST HILL 3131 (REI/VG)

4 2 2

Price: $1,279,000
Method: Private Sale
Date: 30/11/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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