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	23 VANBROOK 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,222,500	Property type	House	Suburb	Forest Hill
Period-from	01 May 2025	to	30 Apr 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
5 BELLARA STREET VERMONT VIC 3133	$1,200,000	13-May-26
63 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	$1,170,000	28-Feb-26
359 CANTERBURY ROAD FOREST HILL VIC 3131	$1,135,000	28-Mar-26

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: 20 May 2026

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5 BELLARA STREET VERMONT VIC 3133

3 1 2

Sold Price RS $1,200,000 Sold Date 13-May-26

Distance 1.2km



63 MOUNT PLEASANT ROAD NUNAWADING VIC 3131

3 2 2

Sold Price $1,170,000 Sold Date 28-Feb-26

Distance 1.54km



359 CANTERBURY ROAD FOREST HILL VIC 3131

3 1 2

Sold Price RS $1,135,000 Sold Date 28-Mar-26

Distance 0.69km

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

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