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	2/2-4 Flora Grove, Forest Hill Vic 3131

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $884,000 Property Type Unit Suburb Forest Hill

Period - From 01/01/2026 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	2/38 High St NUNAWADING 3131	$1,033,500	21/02/2026
2	2/30 Central Rd BLACKBURN 3130	$1,110,000	04/12/2025
3	2/7 Homewood St NUNAWADING 3131	$1,081,000	21/03/2026

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: 20/05/2026 15:22

2/2-4 Flora Grove, Forest Hill Vic 3131

Emmerson Lynch
9908 5700
0401 453 675
emmersonlynch@jelliscraig.com.au



3 2 2

Property Type: Unit
Land Size: 244 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Unit Price
March quarter 2026: $884,000

Comparable Properties

2/38 High St NUNAWADING 3131 (REI)

3 2 1

Price: $1,033,500
Method:
Date: 21/02/2026
Property Type: Unit

Agent Comments

2/30 Central Rd BLACKBURN 3130 (REI)

3 2 2

Price: $1,110,000
Method:
Date: 04/12/2025
Property Type: Unit

Agent Comments



2/7 Homewood St NUNAWADING 3131 (REI/VG)

3 2 2

Price: $1,081,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)
Land Size: 339 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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