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	1 Yardley Court, 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 $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	52 Parkmore Rd FOREST HILL 3131	$1,100,000	14/03/2026
2	69 Shady Gr FOREST HILL 3131	$1,125,000	07/03/2026
3	3 Michael Ct FOREST HILL 3131	$1,180,000	21/02/2026

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: 04/05/2026 12:41

1 Yardley Court, Forest Hill Vic 3131

FLETCHERS



3 1 1

Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending March 2026: $1,250,000

Comparable Properties



52 Parkmore Rd FOREST HILL 3131 (REI)

2 1 1

Price: $1,100,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments



69 Shady Gr FOREST HILL 3131 (REI)

3 1 2

Price: $1,125,000
Method: Sold Before Auction
Date: 07/03/2026
Property Type: House (Res)

Agent Comments



3 Michael Ct FOREST HILL 3131 (REI)

3 1 4

Price: $1,180,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments

Account - Fletchers | P: 03 88338888

REIV THE DIFFERENCE | propertydata.com.au

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