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	136 Mount Pleasant Road, Forest Hill Vic 3131

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,302,000 Property Type House 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	2b Vernal Av MITCHAM 3132	$1,280,000	25/05/2026
2	4/34 Glen Valley Rd FOREST HILL 3131	$1,250,000	16/03/2026
3	41 Diosma Cr NUNAWADING 3131	$1,260,000	14/03/2026

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: 29/05/2026 09:58

136 Mount Pleasant Road, Forest Hill Vic 3131

JellisCraig

Hugh Francis
9908 5700
0401 265 338
hughfrancis@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 341 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
March quarter 2026: $1,302,000

Comparable Properties



2b Vernal Av MITCHAM 3132 (REI)

3 2 2

Price: $1,280,000
Method: Private Sale
Date: 25/05/2026
Property Type: House (Res)
Land Size: 372 sqm approx

Agent Comments



4/34 Glen Valley Rd FOREST HILL 3131 (REI)

4 2 2

Price: $1,250,000
Method: Sold Before Auction
Date: 16/03/2026
Property Type: Townhouse (Res)
Land Size: 396 sqm approx

Agent Comments



41 Diosma Cr NUNAWADING 3131 (REI/VG)

3 2 2

Price: $1,260,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 339 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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