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	20 Marong Terrace, Forest Hill Vic 3131

Indicative selling price

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

Single price $880,000

Median sale price

Median price $912,800 Property Type Unit Suburb Forest Hill

Period - From 01/04/2026 to 30/06/2026 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	7/10 Stringybark Cl FOREST HILL 3131	$850,000	29/05/2026
2	6 Enfield Pl FOREST HILL 3131	$912,800	10/04/2026
3			

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: 16/07/2026 20:00

20 Marong Terrace, Forest Hill Vic 3131

Emmerson Lynch
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3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$880,000
Median Unit Price
June quarter 2026: $912,800

Comparable Properties



7/10 Stringybark Cl FOREST HILL 3131 (REI/VG)

3 2 2

Price: $850,000
Method: Private Sale
Date: 29/05/2026
Property Type: Townhouse (Single)

Agent Comments



6 Enfield Pl FOREST HILL 3131 (REI/VG)

3 2 2

Price: $912,800
Method: Auction Sale
Date: 10/04/2026
Property Type: Townhouse (Res)
Land Size: 182 sqm approx

Agent Comments

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.

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