Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 16/10/2026

Property offered for sale

Address
Including suburb and postcode: 7 Bottle Bend, Forest Hill Vic 3131

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Brick	3	2	2	126	172

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $880,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: $880,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $845,000 Property type: Unit Suburb: Forest Hill

Period: from 01/10/2025 to 30/09/2026 Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	20 Marong Tce FOREST HILL 3131		
Sale price	$870,000	Date of sale	31/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Brick	3	2	2	N/A	192

Comparable property 2

Address	3/12 Short St VERMONT 3133		
Sale price	$940,000	Date of sale	25/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Brick	3	2	2	N/A	205

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

I conducted another search of recent sales and found only one potential comparable. While similar in condition and internal/external size, it has a downstairs bedroom, appealing to a broader buyer pool, particularly downsizers. Therefore, it is not comparable. Please see the attached report. I acknowledge that one previous comparable falls outside the 6-month period. As no new comparable sales were identified, the PPS will include only two comparable properties.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$864,000	Unconditional sale date	24/10/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=1c62e6529b617266b3db6e83c582eb4b

7 Bottle Bend, Forest Hill Vic 3131

FLETCHERS



3 2 2

Property Type: Townhouse (Single)
Land Size: 172 sqm approx

Agent Comments

Indicative Selling Price
$880,000
Median Unit Price
Year ending September 2026: $845,000

Comparable Properties



20 Marong Tce FOREST HILL 3131 (REI)

3 2 2

Price: $870,000
Method: Private Sale
Date: 31/07/2026
Property Type: Townhouse (Single)

Agent Comments



3/12 Short St VERMONT 3133 (REI)

3 2 2

Price: $940,000
Method: Private Sale
Date: 25/05/2026
Property Type: Townhouse (Single)
Land Size: 205 sqm approx

Agent Comments

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