Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 21/10/2026

Property offered for sale

Address
Including suburb and postcode: 4/2-4 Flora Grove, 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)
Unit	3	2	2	111	364

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: $1,200,000 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: $1,200,000

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: $832,500 Property type: Unit Suburb: Forest Hill

Period: from 21/10/2025 to 20/10/2026 Source: Property Data

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	1/185-187 Central Rd NUNAWADING 3131		
Sale price	$1,250,000	Date of sale	09/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	3	2	2	107	496

Comparable property 2

Address	3/88-90 Main St BLACKBURN 3130		
Sale price	$1,255,000	Date of sale	20/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	3	2	2	134	300

Comparable property 3

Address	2/2-4 Flora Gr FOREST HILL 3131		
Sale price	$1,206,000	Date of sale	23/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	3	2	2	104	244

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:

N/A

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 $1,161,600 Unconditional sale date 31/10/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=a5c8fde3241e573f1714ae78ec401efd

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

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3 2 2

Property Type: Unit
Land Size: 364 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000
Median Unit Price
21/10/2025 - 20/10/2026: $832,500

Comparable Properties



1/185-187 Central Rd NUNAWADING 3131 (REI)

3 2 2

Price: $1,250,000
Method: Private Sale
Date: 09/07/2026
Property Type: Unit
Land Size: 496 sqm approx

Agent Comments



3/88-90 Main St BLACKBURN 3130 (REI)

3 2 2

Price: $1,255,000
Method: Auction Sale
Date: 20/06/2026
Rooms: 6
Property Type: Unit
Land Size: 300 sqm approx

Agent Comments



2/2-4 Flora Gr FOREST HILL 3131 (REI)

3 2 2

Price: $1,206,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Unit

Agent Comments

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