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	134 Mahoneys Road, Forest Hill Vic 3131

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,237,000 Property Type House Suburb Forest Hill

Period - From 01/04/2023 to 30/06/2023 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	2a Adrian Av BLACKBURN SOUTH 3130	$870,000	24/05/2023
2	23 Everglade Av FOREST HILL 3131	$868,000	25/03/2023
3	19 Barradine Cr VERMONT SOUTH 3133	$800,000	25/02/2023

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: 16/08/2023 11:17

134 Mahoneys Road, Forest Hill Vic 3131



3 1 2

Property Type: House
Land Size: 413 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
June quarter 2023: $1,237,000

Comparable Properties



2a Adrian Av BLACKBURN SOUTH 3130 (REI/VG)

2 1 2

Price: $870,000
Method: Private Sale
Date: 24/05/2023
Property Type: House (Res)
Land Size: 443 sqm approx

Agent Comments



23 Everglade Av FOREST HILL 3131 (REI/VG)

3 1 1

Price: $868,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 404 sqm approx

Agent Comments



19 Barradine Cr VERMONT SOUTH 3133 (REI/VG)

3 1 2

Price: $800,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House
Land Size: 289 sqm approx

Agent Comments

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

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