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	35 Victor Crescent, Forest Hill Vic 3131

Indicative selling price

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

Single price $1,095,000

Median sale price

Median price $1,255,500 Property Type House Suburb Forest Hill

Period - From 01/01/2023 to 31/12/2023 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	63 Husband Rd FOREST HILL 3131	$1,115,000	26/09/2023
2	5 Fisher St FOREST HILL 3131	$1,080,000	18/11/2023
3	75 Vanbrook St FOREST HILL 3131	$1,070,000	20/02/2024

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: 23/03/2024 13:43

35 Victor Crescent, Forest Hill Vic 3131

John Stack
9908 5700
0402 443 312
johnstack@jelliscraig.com.au



4 2 3

Property Type:
Land Size: 596 sqm approx

Agent Comments

Indicative Selling Price
$1,095,000
Median House Price
Year ending December 2023: $1,255,500

Comparable Properties



63 Husband Rd FOREST HILL 3131 (REI/VG)

3 1 2

Price: $1,115,000
Method: Private Sale
Date: 26/09/2023
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments



5 Fisher St FOREST HILL 3131 (REI/VG)

3 2 2

Price: $1,080,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments



75 Vanbrook St FOREST HILL 3131 (REI)

5 2 2

Price: $1,070,000
Method: Sold Before Auction
Date: 20/02/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

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