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	1/3 Martin Court, Forest Hill Vic 3131

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $787,000 Property Type Unit Suburb Forest Hill

Period - From 01/04/2023 to 31/03/2024 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	44 Lasiandra Av FOREST HILL 3131	$845,000	20/04/2024
2	1/19 Eugenia St NUNAWADING 3131	$805,000	14/06/2024
3	2/219-223 Mahoneys Rd FOREST HILL 3131	$765,000	23/03/2024

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: 11/07/2024 13:03

1/3 Martin Court, Forest Hill Vic 3131

Grant Lynch
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3 1 2

Property Type:
Land Size: 431 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median Unit Price
Year ending March 2024: $787,000

Comparable Properties



44 Lasiandra Av FOREST HILL 3131 (REI/VG)

3 1 2

Price: $845,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 372 sqm approx

Agent Comments



1/19 Eugenia St NUNAWADING 3131 (REI)

3 1 2

Price: $805,000
Method: Sold Before Auction
Date: 14/06/2024
Property Type: Unit
Land Size: 315 sqm approx

Agent Comments



2/219-223 Mahoneys Rd FOREST HILL 3131 (REI)

3 2 1

Price: $765,000
Method: Private Sale
Date: 23/03/2024
Property Type: Unit
Land Size: 161 sqm approx

Agent Comments

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