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	118 Mount Pleasant Road, Forest Hill Vic 3131

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $1,140,000 Property Type House Suburb Forest Hill

Period - From 01/04/2024 to 30/06/2024 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	8 Norma Rd FOREST HILL 3131	$1,010,000	20/07/2024
2	2/8 Heather Gr NUNAWADING 3131	$1,042,000	16/05/2024
3	1/8 Heather Gr NUNAWADING 3131	$1,050,000	04/05/2024

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: 12/09/2024 09:57

118 Mount Pleasant Road, Forest Hill Vic 3131

Andrew Luke
0399085700
0419154064
andrewluke@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 245 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median House Price
June quarter 2024: $1,140,000

Comparable Properties



8 Norma Rd FOREST HILL 3131 (REI)

3 2 2

Price: $1,010,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 215 sqm approx

Agent Comments



2/8 Heather Gr NUNAWADING 3131 (REI/VG)

3 2 1

Price: $1,042,000
Method: Private Sale
Date: 16/05/2024
Property Type: Townhouse (Single)

Agent Comments



1/8 Heather Gr NUNAWADING 3131 (REI/VG)

3 2 2

Price: $1,050,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)

Agent Comments

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

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