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	49 Menin Road, Forest Hill Vic 3131

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,190,000 Property Type House Suburb Forest Hill

Period - From 01/01/2024 to 31/12/2024 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	13 Lorikeet St NUNAWADING 3131	$1,100,000	08/02/2025
2	4 Barter Cr FOREST HILL 3131	$1,140,000	12/12/2024
3	15 Browns Rd NUNAWADING 3131	$1,080,000	16/10/2024

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: 15/02/2025 16:06

49 Menin Road, Forest Hill Vic 3131

Annie Shih
0421 943 079
annieshih@jelliscraig.com.au



5 2 2

Property Type: House
Land Size: 686 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending December 2024: $1,190,000

Comparable Properties



13 Lorikeet St NUNAWADING 3131 (REI)

5 2 2

Price: $1,100,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 538 sqm approx

Agent Comments



4 Barter Cr FOREST HILL 3131 (REI/VG)

4 2 4

Price: $1,140,000
Method: Sold Before Auction
Date: 12/12/2024
Property Type: House (Res)
Land Size: 618 sqm approx

Agent Comments



15 Browns Rd NUNAWADING 3131 (REI/VG)

4 3 2

Price: $1,080,000
Method: Private Sale
Date: 16/10/2024
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments

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

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