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	2/125-129 HAWTHORN ROAD FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$980,000	&	$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$852,250	Property type	Unit	Suburb	Forest Hill
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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 6 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
11 ILLOWRA WALK BLACKBURN SOUTH VIC 3130	$1,070,000	10-May-25
1/56 LIVINGSTONE ROAD VERMONT SOUTH VIC 3133	$1,100,000	15-Jan-25
2/32 LONGBRAE AVENUE FOREST HILL VIC 3131	$1,000,000	08-May-25

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 6 months.~~

This Statement of Information was prepared on: 24 June 2025

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11 ILLOWRA WALK BLACKBURN SOUTH VIC 3130

3 2 2

Sold Price RS $1,070,000 Sold Date 10-May-25

Distance 1.65km

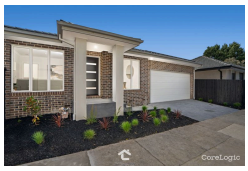


1/56 LIVINGSTONE ROAD VERMONT SOUTH VIC 3133

3 2 2

Sold Price $1,100,000 Sold Date 15-Jan-25

Distance 1.5km



2/32 LONGBRAE AVENUE FOREST HILL VIC 3131

3 2 2

Sold Price $1,000,000 Sold Date 08-May-25

Distance 1.2km

RS = Recent sale **UN** = Undisclosed Sale

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