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 Cumberland Court, Forest Hill Vic 3131

Indicative selling price

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

Single price $1,850,000

Median sale price

Median price $1,180,000 Property Type House Suburb Forest Hill

Period - From 01/07/2024 to 30/06/2025 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	16 Forest Glen Av BLACKBURN SOUTH 3130	$1,780,000	02/08/2025
2	9 Stringybark Cl FOREST HILL 3131	$1,880,000	13/05/2025
3	27 Stringybark Cl FOREST HILL 3131	$1,780,000	10/05/2025

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: 30/08/2025 12:35

2 Cumberland Court, Forest Hill Vic 3131

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5 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,850,000
Median House Price
Year ending June 2025: $1,180,000

Comparable Properties



16 Forest Glen Av BLACKBURN SOUTH 3130 (REI)

5 2 4

Price: $1,780,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 633 sqm approx

Agent Comments



9 Stringybark Cl FOREST HILL 3131 (REI/VG)

5 2 4

Price: $1,880,000
Method: Private Sale
Date: 13/05/2025
Property Type: House
Land Size: 557 sqm approx

Agent Comments



27 Stringybark Cl FOREST HILL 3131 (REI/VG)

4 2 2

Price: $1,780,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House
Land Size: 652 sqm approx

Agent Comments

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