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	13 Forest Road, Forest Hill Vic 3131

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,170,000 Property Type House Suburb Forest Hill

Period - From 01/04/2025 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	29 Jackson St FOREST HILL 3131	$1,500,000	05/07/2025
2	34 Wingrove St FOREST HILL 3131	$1,371,000	21/06/2025
3	3 Nandina St FOREST HILL 3131	$1,483,000	05/04/2025

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: 01/09/2025 12:39

13 Forest Road, Forest Hill Vic 3131

JellisCraig

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 542 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
June quarter 2025: $1,170,000

Comparable Properties



29 Jackson St FOREST HILL 3131 (REI)

3 1 3

Price: $1,500,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 738 sqm approx

Agent Comments



34 Wingrove St FOREST HILL 3131 (REI/VG)

4 2 2

Price: $1,371,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 610 sqm approx

Agent Comments



3 Nandina St FOREST HILL 3131 (REI/VG)

4 2 3

Price: $1,483,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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