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	61 Lee Ann Street, 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 $1,180,000 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	133 Mahoneys Rd FOREST HILL 3131	$1,055,000	29/08/2025
2	6 Caller Ct FOREST HILL 3131	$1,128,000	30/07/2025
3	40 Romoly Dr FOREST HILL 3131	$1,160,000	25/06/2025

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: 05/09/2025 11:40

61 Lee Ann Street, Forest Hill Vic 3131

JellisCraig

Grant Lynch
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Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending June 2025: $1,180,000



4 1 1

Property Type: House
Land Size: 677 sqm approx

Agent Comments

Comparable Properties



133 Mahoneys Rd FOREST HILL 3131 (REI)

3 1 2

Price: $1,055,000
Method: Sold Before Auction
Date: 29/08/2025
Property Type: House

Agent Comments



6 Caller Ct FOREST HILL 3131 (REI)

4 1 2

Price: $1,128,000
Method: Private Sale
Date: 30/07/2025
Property Type: House
Land Size: 649 sqm approx

Agent Comments



40 Romoly Dr FOREST HILL 3131 (REI/VG)

4 2 2

Price: $1,160,000
Method: Sold Before Auction
Date: 25/06/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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