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	53 Vicki Street, Forest Hill Vic 3131

Indicative selling price

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

Single price $1,080,000

Median sale price

Median price $1,245,500 Property Type House Suburb Forest Hill

Period - From 01/07/2025 to 30/09/2025 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	26 Vanbrook St FOREST HILL 3131	$1,180,000	24/09/2025
2	48 Ballantyne St BURWOOD EAST 3151	$1,050,000	29/08/2025
3	37 Longbrae Av FOREST HILL 3131	$1,188,000	03/08/2025

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: 07/10/2025 10:24

53 Vicki Street, Forest Hill Vic 3131

Hugh Francis
9908 5700
0401 265 338
hughfrancis@jelliscraig.com.au



3 1 6

Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price
$1,080,000
Median House Price
September quarter 2025: $1,245,500

Comparable Properties



26 Vanbrook St FOREST HILL 3131 (REI)

3 1 4

Price: $1,180,000
Method: Private Sale
Date: 24/09/2025
Property Type: House
Land Size: 668 sqm approx

Agent Comments



48 Ballantyne St BURWOOD EAST 3151 (REI)

3 1 2

Price: $1,050,000
Method: Sold Before Auction
Date: 29/08/2025
Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments



37 Longbrae Av FOREST HILL 3131 (REI/VG)

3 1 1

Price: $1,188,000
Method: Sold Before Auction
Date: 03/08/2025
Property Type: House (Res)
Land Size: 593 sqm approx

Agent Comments

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

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