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	2/39 Faulkner Street, Forest Hill Vic 3131

Indicative selling price

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

Range between $870,000 & $900,000

Median sale price

Median price $811,500 Property Type Unit Suburb Forest Hill

Period - From 01/10/2024 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	1/54 Blackburn Rd BLACKBURN 3130	$840,000	15/11/2025
2	5/6 Gee Ct NUNAWADING 3131	$832,500	06/09/2025
3	1/5 Scarlet Oak Ct BLACKBURN SOUTH 3130	$895,000	12/07/2025

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: 26/11/2025 13:47

2/39 Faulkner Street, Forest Hill Vic 3131

Emmerson Lynch
9908 5700
0401 453 675
emmersonlynch@jelliscraig.com.au



2 2 1

Property Type: Townhouse (Single)
Land Size: 155 sqm approx

Agent Comments

Indicative Selling Price
$870,000 - $900,000
Median Unit Price
Year ending September 2025: $811,500

Comparable Properties



1/54 Blackburn Rd BLACKBURN 3130 (REI)

2 1 2

Price: $840,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit

Agent Comments



5/6 Gee Ct NUNAWADING 3131 (VG)

2 - -

Price: $832,500
Method: Sale
Date: 06/09/2025
Property Type: Strata Unit/Flat

Agent Comments



1/5 Scarlet Oak Ct BLACKBURN SOUTH 3130 (REI/VG)

2 1 1

Price: $895,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Unit
Land Size: 222 sqm approx

Agent Comments

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

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