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	23 Marong Terrace, Forest Hill Vic 3131

Indicative selling price

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

Range between $780,000 & $850,000

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	53 Heathcote Dr FOREST HILL 3131	$845,000	30/10/2025
2	18 Marong Tce FOREST HILL 3131	$775,000	08/10/2025
3	12 Sandon Cirt FOREST HILL 3131	$931,000	23/08/2025

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: 26/11/2025 14:32

23 Marong Terrace, Forest Hill Vic 3131

Miranda Bailey
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3 2 1

Property Type: Townhouse
Land Size: 255 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median Unit Price
Year ending September 2025: $811,500

Comparable Properties



53 Heathcote Dr FOREST HILL 3131 (REI)

3 1 1

Price: $845,000
Method: Sold Before Auction
Date: 30/10/2025
Property Type: House (Res)
Land Size: 212 sqm approx

Agent Comments



18 Marong Tce FOREST HILL 3131 (REI/VG)

2 1 1

Price: $775,000
Method: Private Sale
Date: 08/10/2025
Property Type: Unit
Land Size: 282 sqm approx

Agent Comments



12 Sandon Cirt FOREST HILL 3131 (REI/VG)

3 2 2

Price: $931,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)

Agent Comments

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