

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

3 Michael Court, Forest Hill Vic 3131

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$1,272,500

Property Type House

Suburb Forest Hill

Period - From 01/10/2025

to 31/12/2025

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	9 Ansett Cr FOREST HILL 3131	\$1,180,000	17/12/2025
2	59 Lasiandra Av FOREST HILL 3131	\$1,221,000	09/12/2025
3	39 Lee Ann St FOREST HILL 3131	\$1,080,000	03/12/2025

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:

05/02/2026 21:02



Property Type:
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
December quarter 2025: \$1,272,500

Comparable Properties



9 Ansett Cr FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,180,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 662 sqm approx



59 Lasiandra Av FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,221,000
Method: Sold Before Auction
Date: 09/12/2025
Property Type: House (Res)
Land Size: 622 sqm approx



39 Lee Ann St FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 617 sqm approx