

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

39 Thornhill Drive, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

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 | 3 Michael Ct FOREST HILL 3131 | \$1,180,000 | 21/02/2026 |
| 2 | 9 Ansett Cr FOREST HILL 3131 | \$1,180,000 | 17/12/2025 |
| 3 | 59 Lasiandra Av FOREST HILL 3131 | \$1,221,000 | 09/12/2025 |

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:

27/02/2026 16:05



3 2 2

Property Type: House
Land Size: 669 sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,180,000
Median House Price
December quarter 2025: \$1,272,500

Comparable Properties



3 Michael Ct FOREST HILL 3131 (REI)

[Agent Comments](#)

3 1 4

Price: \$1,180,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 588 sqm approx



9 Ansett Cr FOREST HILL 3131 (REI)

[Agent Comments](#)

4 2 2

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/VG)

[Agent Comments](#)

3 1 2

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

Account - Harcourts Vermont South | P: 03 98861008



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