

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

1/377 SPRINGVALE ROAD FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,500

Property type

Unit

Suburb

Forest Hill

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

1/97 ROOKS ROAD MITCHAM VIC 3132	\$830,000	14-Mar-26
2/198-208 SPRINGVALE ROAD NUNAWADING VIC 3131	\$812,000	08-Apr-26

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 6 months.

This Statement of Information was prepared on: 23 June 2026



1/97 ROOKS ROAD MITCHAM VIC 3132

 3
  2
  1

Sold Price

\$830,000

Sold Date

14-Mar-26

Distance

1.81km



2/198-208 SPRINGVALE ROAD NUNAWADING VIC 3131

 3
  1
  2

Sold Price

\$812,000

Sold Date

08-Apr-26

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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