

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

2/34 GLEBE STREET 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

\$800,000

&

\$850,000

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

7/10 STRINGYBARK CLOSE FOREST HILL VIC 3131	\$850,000	29-May-26
4/265 CANTERBURY ROAD FOREST HILL VIC 3131	\$730,000	11-Apr-26
1/412 CANTERBURY ROAD FOREST HILL VIC 3131	\$915,000	23-Jan-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: 11 June 2026


**7/10 STRINGYBARK CLOSE
FOREST HILL VIC 3131**
 3  2  1

Sold Price

^{RS}
\$850,000

 Sold Date **29-May-26**

 Distance **0.55km**

**4/265 CANTERBURY ROAD
FOREST HILL VIC 3131**
 3  2  1

Sold Price

^{RS}
\$730,000

 Sold Date **11-Apr-26**

 Distance **0.57km**

**1/412 CANTERBURY ROAD FOREST
HILL VIC 3131**
 3  2  2

Sold Price

^{RS} **\$915,000**

 Sold Date **23-Jan-26**

 Distance **1.01km**
RS = Recent sale

UN = Undisclosed Sale

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