

## 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 122 Mahoneys Road, Forest Hill Vic 3131  
Including suburb and postcode

#### Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

#### 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	6 Flora Gr FOREST HILL 3131	\$1,367,000	13/11/2025
2	181 Mahoneys Rd FOREST HILL 3131	\$1,350,000	27/09/2025
3	98 Mahoneys Rd FOREST HILL 3131	\$1,365,000	20/09/2025

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:

29/01/2026 12:30



**Rooms:** 6

**Property Type:** House

**Land Size:** 854 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2025: \$1,272,500

## Comparable Properties



**6 Flora Gr FOREST HILL 3131 (REI/VG)**



**Price:** \$1,367,000

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** House (Res)

**Land Size:** 698 sqm approx

Agent Comments



**181 Mahoneys Rd FOREST HILL 3131 (REI/VG)**



**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 27/09/2025

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

Agent Comments



**98 Mahoneys Rd FOREST HILL 3131 (REI)**



**Price:** \$1,365,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** House (Res)

**Land Size:** 848 sqm approx

Agent Comments