

# 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

122 Mahoneys Road, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

122 Mahoneys Road, Forest Hill Vic 3131



3 2 0

**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)**

**Agent Comments**

3 1 2

**Price:** \$1,367,000  
**Method:** Private Sale  
**Date:** 13/11/2025  
**Property Type:** House (Res)  
**Land Size:** 698 sqm approx



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

**Agent Comments**

3 2 2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 27/09/2025  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx



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

**Agent Comments**

3 1 3

**Price:** \$1,365,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 848 sqm approx

**Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320**



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