

## 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

1/116 MAHONEY'S 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,125,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$852,250

Property type

Unit

Suburb

Forest Hill

Period-from

09 Feb 2025

to

09 Aug 2025

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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 438A SPRINGVALE ROAD FOREST HILL VIC 3131  | \$1,130,000 | 26-Jul-25 |
| 2/44 LEE ANN STREET FOREST HILL VIC 3131   | \$1,200,000 | 22-Jun-25 |
| 3/424 CANTERBURY ROAD FOREST HILL VIC 3131 | \$1,071,000 | 05-Apr-25 |

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: 09 August 2025