

## 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

5 MARTIN COURT 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

\$1,208,000

&

\$1,310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,210,006

Property type

House

Suburb

Forest Hill

Period-from

08 May 2025

to

08 Nov 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

26 VANBROOK STREET FOREST HILL VIC 3131	\$1,180,000	24-Sep-25
10 NANDINA STREET FOREST HILL VIC 3131	\$1,200,000	04-Oct-25
4 DAVY LANE FOREST HILL VIC 3131	\$1,260,000	13-Sep-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: 08 November 2025