

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

1A CLIFFORD COURT 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	\$750,000	&	\$790,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$797,500	Property type	Unit	Suburb	Forest Hill
Period-from	21 Jul 2025	to	21 Jan 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
18 MARONG TERRACE FOREST HILL VIC 3131	\$775,000	08-Oct-25
15 MARONG TERRACE FOREST HILL VIC 3131	\$815,000	13-Dec-25
16 SANDON CIRCUIT FOREST HILL VIC 3131	\$725,000	16-Dec-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: 21 January 2026