

## 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

69 SHADY GROVE 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

\$1,224,500

Property type

House

Suburb

Forest Hill

Period-from

26 Jul 2025

to

26 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

6 CALLER COURT FOREST HILL VIC 3131	\$1,128,000	30-Jul-25
1 LATHAM COURT FOREST HILL VIC 3131	\$1,070,000	15-Sep-25
26 VANBROOK STREET FOREST HILL VIC 3131	\$1,180,000	20-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: 26 January 2026