

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 94 Husband Road, Forest Hill VIC 3131

Indicated 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 \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,218,000 Property type House Suburb Forest Hill

Period - From 8/5/2025 to 8/10/2025 Source CORELOGIC

Comparable property sales

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
38 Romoly Drive, Forest Hill	\$1,101,500	13/9/2025
26 VANBROOK ST, FOREST HILL, VIC 3131	\$1,180,000	24/9/2025
10 Nandina St, Forest Hill Vic	\$1,200,000	4/10/2025

This Statement of Information was prepared on: 8th October 2025