

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

1/12 Jaques Grove, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,245,000

Property Type House

Suburb Forest Hill

Period - From 20/07/2025

to

19/07/2026

Source

Property Data

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 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
1	18 Will St FOREST HILL 3131	\$1,357,000	30/05/2026
2	5 Mcclares Rd VERMONT 3133	\$1,310,000	02/05/2026
3	18a Everglade Av FOREST HILL 3131	\$1,380,000	29/03/2026

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 six months.~~

This Statement of Information was prepared on:

20/07/2026 11:29

1/12 Jaques Grove, Forest Hill Vic 3131



5 3 2

Rooms: 10
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
20/07/2025 - 19/07/2026: \$1,245,000

Comparable Properties



18 Will St FOREST HILL 3131 (REI)

Agent Comments

5 2 2

Price: \$1,357,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)



5 Mcclares Rd VERMONT 3133 (REI)

Agent Comments

5 2 2

Price: \$1,310,000
Method: Private Sale
Date: 02/05/2026
Property Type: House
Land Size: 597 sqm approx



18a Everglade Av FOREST HILL 3131 (REI/VG)

Agent Comments

4 3 2

Price: \$1,380,000
Method: Private Sale
Date: 29/03/2026
Property Type: House
Land Size: 279 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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