

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

2/2-4 Flora Grove, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$884,000

Property Type Unit

Suburb Forest Hill

Period - From 01/01/2026

to 31/03/2026

Source REIV

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	2/7 Homewood St NUNAWADING 3131	\$1,081,000	21/03/2026
2	2/38 High St NUNAWADING 3131	\$1,033,500	21/02/2026
3	2/30 Central Rd BLACKBURN 3130	\$1,110,000	04/12/2025

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:

27/04/2026 15:29

Emmerson Lynch

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

March quarter 2026: \$884,000



 3
  2
  2

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 245 sqm sqm approx

Agent Comments

Comparable Properties

**2/7 Homewood St NUNAWADING 3131 (REI)**

Agent Comments

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  2
  2

Price: \$1,081,000**Method:** Auction Sale**Date:** 21/03/2026**Property Type:** Townhouse (Res)**Land Size:** 339 sqm approx**2/38 High St NUNAWADING 3131 (REI)**

Agent Comments

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  2
  1

Price: \$1,033,500**Method:** Auction Sale**Date:** 21/02/2026**Property Type:** Unit**2/30 Central Rd BLACKBURN 3130 (VG)**

Agent Comments

 3
  -
  -

Price: \$1,110,000**Method:** Sale**Date:** 04/12/2025**Property Type:** Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: (03) 9908 5700