

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

39 Thornhill Drive, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$1,272,500 Property Type House Suburb Forest Hill

Period - From 01/10/2025 to 31/12/2025 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 | 39 Barter Cr FOREST HILL 3131 | \$1,316,000 | 31/01/2026 |
| 2 | 24 Vanbrook St FOREST HILL 3131 | \$1,205,000 | 18/10/2025 |
| 3 | 26 Vanbrook St FOREST HILL 3131 | \$1,180,000 | 20/09/2025 |

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:

26/02/2026 16:35



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Property Type: House (Res)

Land Size: 667 sqm approx

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,180,000

Median House Price

December quarter 2025: \$1,272,500

Comparable Properties



39 Barter Cr FOREST HILL 3131 (REI)

Agent Comments

4 2 2

Price: \$1,316,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 611 sqm approx



24 Vanbrook St FOREST HILL 3131 (REI/VG)

Agent Comments

3 2 4

Price: \$1,205,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 681 sqm approx



26 Vanbrook St FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 4

Price: \$1,180,000

Method: Sold Before Auction

Date: 20/09/2025

Property Type: House (Res)

Land Size: 668 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



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