

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

65 Shady Grove, Forest Hill Vic 3131

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,222,500 Property Type House Suburb Forest Hill

Period - From 01/01/2025 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	49 Vicki St FOREST HILL 3131	\$1,050,000	14/02/2026
2	3 Beenak Ct FOREST HILL 3131	\$1,020,000	13/12/2025
3	5 Parkmore Rd FOREST HILL 3131	\$1,020,000	22/11/2025

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 15:38

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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending December 2025: \$1,222,500



 4
  2
  2

Property Type: House (Res)**Land Size:** 604 sqm approx

Agent Comments

Comparable Properties

**49 Vicki St FOREST HILL 3131 (REI)**

Agent Comments

 3
  1
  1

Price: \$1,050,000**Method:** Auction Sale**Date:** 14/02/2026**Property Type:** House (Res)**Land Size:** 605 sqm approx**3 Beenak Ct FOREST HILL 3131 (REI/VG)**

Agent Comments

 3
  1
  2

Price: \$1,020,000**Method:** Auction Sale**Date:** 13/12/2025**Property Type:** House (Res)**Land Size:** 720 sqm approx**5 Parkmore Rd FOREST HILL 3131 (REI/VG)**

Agent Comments

 3
  1
  2

Price: \$1,020,000**Method:** Auction Sale**Date:** 22/11/2025**Property Type:** House (Res)**Land Size:** 588 sqm approx

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