

# 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

18a Everglade Avenue, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,400,000

### 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	2/3 Everglade Av FOREST HILL 3131	\$1,450,000	29/01/2026
2	8/33 Bulkara Av FOREST HILL 3131	\$1,400,000	29/09/2025
3			

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: 25/02/2026 20:14



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**Property Type:** House  
**Land Size:** 279 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,400,000  
**Median House Price**  
December quarter 2025: \$1,272,500

## Comparable Properties



**2/3 Everglade Av FOREST HILL 3131 (REI)**

**Agent Comments**

5 2 2

**Price:** \$1,450,000  
**Method:** Sold Before Auction  
**Date:** 29/01/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 250 sqm approx



**8/33 Bulkara Av FOREST HILL 3131 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 29/09/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 205 sqm approx

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.