

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 Ashmore Road, 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 \$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	3 Beenak Ct FOREST HILL 3131	\$1,020,000	13/12/2025
2	6 Timbertop Dr VERMONT 3133	\$1,128,000	15/11/2025
3	94 Husband Rd FOREST HILL 3131	\$1,140,000	08/11/2025

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:

13/02/2026 13:36



3 1 2

Property Type: House
Land Size: 581 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 Year ending December 2025: \$1,222,500

Comparable Properties



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



6 Timbertop Dr VERMONT 3133 (REI/VG)

Agent Comments

4 2 1

Price: \$1,128,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 529 sqm approx



94 Husband Rd FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$1,140,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 608 sqm approx

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