

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

4 Nandina Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,245,500 Property Type House Suburb Forest Hill

Period - From 01/07/2025 to 30/09/2025 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	59 Lasiandra Av FOREST HILL 3131	\$1,221,000	09/12/2025
2	10 Nandina St FOREST HILL 3131	\$1,200,000	04/10/2025
3	26 Mill Av FOREST HILL 3131	\$1,351,000	13/09/2025

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:

07/01/2026 13:32

Andrew Luke
0399085700
0419154064

andrewluke@jelliscraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

September quarter 2025: \$1,245,500



 3  2  2

Rooms: 5

Property Type: House (Res)

Land Size: 627 sqm approx

Agent Comments

Comparable Properties



59 Lasiandra Av FOREST HILL 3131 (REI)

Agent Comments

 3  1  2

Price: \$1,221,000

Method: Sold Before Auction

Date: 09/12/2025

Property Type: House (Res)

Land Size: 622 sqm approx



10 Nandina St FOREST HILL 3131 (REI)

Agent Comments

 3  1  3

Price: \$1,200,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 720 sqm approx



26 Mill Av FOREST HILL 3131 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,351,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 586 sqm approx

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