

# 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

20 Enfield Place, 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 \$700,000 & \$750,000

### Median sale price

Median price \$815,000 Property Type Unit 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	16 Sandon Cirt FOREST HILL 3131	\$725,000	16/12/2025
2	3/3-7 Stevens Rd VERMONT 3133	\$716,000	08/11/2025
3	18 Marong Tce FOREST HILL 3131	\$775,000	08/10/2025

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:

06/02/2026 13:26

Hugh Francis  
9908 5700  
0401 265 338  
hughfrancis@jellisrcraig.com.au



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**Property Type:** Unit  
**Land Size:** 282 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Unit Price**  
Year ending December 2025: \$815,000

## Comparable Properties



**16 Sandon Cirt FOREST HILL 3131 (REI/VG)**

**Agent Comments**

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**Price:** \$725,000  
**Method:** Sold Before Auction  
**Date:** 16/12/2025  
**Property Type:** Unit  
**Land Size:** 329 sqm approx



**3/3-7 Stevens Rd VERMONT 3133 (REI)**

**Agent Comments**

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**Price:** \$716,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** Unit



**18 Marong Tce FOREST HILL 3131 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 08/10/2025  
**Property Type:** Unit  
**Land Size:** 282 sqm approx

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