

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

1 THORNHILL DRIVE FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,224,500

Property type

House

Suburb

Forest Hill

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

20 DOBELL STREET BLACKBURN SOUTH VIC 3130	\$1,495,000	09-Dec-25
2 SILVERLEAF COURT FOREST HILL VIC 3131	\$1,565,000	06-Dec-25

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 6 months.

This Statement of Information was prepared on: 19 February 2026


**20 DOBELL STREET BLACKBURN
SOUTH VIC 3130**
 5
  3
  2

Sold Price

\$1,495,000

Sold Date

09-Dec-25

Distance

1.78km

**2 SILVERLEAF COURT FOREST
HILL VIC 3131**
 4
  2
  2

Sold Price

\$1,565,000

Sold Date

06-Dec-25

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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