

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

4/34 Glen Valley Road, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$1,000,000

 &

\$1,100,000

Median sale price

Median price

\$1,020,000

 Property Type

Townhouse

 Suburb

Forest Hill

Period - From

28/01/2025

 to

27/01/2026

 Source

Property Data

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	3/47 Milton St NUNAWADING 3131	\$1,030,000	13/12/2025
2	2/39 Faulkner St FOREST HILL 3131	\$1,020,000	29/11/2025
3	3/15-17 Sherman St FOREST HILL 3131	\$1,070,000	14/11/2025

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:

28/01/2026 12:41

John Stack
9908 5700
0402 443 312
johnstack@jellisrcraig.com.au



4 2 2

Property Type: Townhouse
Land Size: 396 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
28/01/2025 - 27/01/2026: \$1,020,000

Comparable Properties



3/47 Milton St NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$1,030,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Townhouse (Res)



2/39 Faulkner St FOREST HILL 3131 (REI)

Agent Comments

2 2 1

Price: \$1,020,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)



3/15-17 Sherman St FOREST HILL 3131 (REI)

Agent Comments

3 3 2

Price: \$1,070,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: Townhouse (Res)

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