

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

1/377 Springvale Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$795,000 Property Type Unit Suburb Forest Hill

Period - From 01/10/2025 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	20 Laughlin Av NUNAWADING 3131	\$972,500	25/02/2026
2	2/38 High St NUNAWADING 3131	\$1,033,500	21/02/2026
3			

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:

26/03/2026 21:58



3 1 5

Property Type: Unit
Land Size: 338 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
December quarter 2025: \$795,000

Comparable Properties



20 Laughlin Av NUNAWADING 3131 (REI)

Agent Comments

3 2 1

Price: \$972,500
Method: Sold Before Auction
Date: 25/02/2026
Property Type: Unit
Land Size: 292 sqm approx



2/38 High St NUNAWADING 3131 (REI)

Agent Comments

3 2 1

Price: \$1,033,500
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit

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.

Account - Harcourts Vermont South | P: 03 98861008



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