

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

23 VANBROOK STREET 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,222,500

Property type

House

Suburb

Forest Hill

Period-from

01 Apr 2025

to

31 Mar 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

4 BELLBIRD CRESCENT VERMONT VIC 3133	\$1,337,000	14-Mar-26
9 CARWEEN AVENUE MITCHAM VIC 3132	\$1,290,000	21-Feb-26
39 THORNHILL DRIVE FOREST HILL VIC 3131	\$1,230,000	28-Mar-26

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: 06 April 2026



**4 BELLBIRD CRESCENT VERMONT
VIC 3133**

3 2 2

Sold Price

^{RS} **\$1,337,000**

Sold Date

14-Mar-26

Distance

1.86km



**9 CARWEEN AVENUE MITCHAM
VIC 3132**

3 1 1

Sold Price

^{RS} **\$1,290,000**

Sold Date

21-Feb-26

Distance

1.75km



**39 THORNHILL DRIVE FOREST
HILL VIC 3131**

3 2 1

Sold Price

^{RS} **\$1,230,000**

Sold Date

28-Mar-26

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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