

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

2 Ashmore 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 \$1,272,500 Property Type House 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	27 Stevens Rd VERMONT 3133	\$1,065,500	28/02/2026
2	111 Lake Rd BLACKBURN 3130	\$1,070,000	26/11/2025
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: 02/04/2026 15:42



Property Type: House (Res)

Land Size: 581 sqm approx

Agent Comments

Comparable Properties



27 Stevens Rd VERMONT 3133 (REI)

Agent Comments



Price: \$1,065,500

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 535 sqm approx



111 Lake Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,070,000

Method: Sold Before Auction

Date: 26/11/2025

Rooms: 10

Property Type: House (Res)

Land Size: 596 sqm approx

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.