

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

3 Jackson Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price	\$1,222,500	Property Type	House	Suburb	Forest Hill
Period - From	01/01/2025	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	31 Romoly Dr FOREST HILL 3131	\$1,238,000	05/02/2026
2	9 Ansett Cr FOREST HILL 3131	\$1,180,000	17/12/2025
3	38 Romoly Dr FOREST HILL 3131	\$1,101,500	13/09/2025

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:

13/02/2026 15:39