

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

177 Mahoneys Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$980,000

&

\$1,078,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Forest Hill

Period - From 01/07/2025

to

30/06/2026

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	38a Lawrence St BLACKBURN SOUTH 3130	\$1,045,000	01/08/2026
2	90 Shady Gr FOREST HILL 3131	\$977,000	16/05/2026
3	52 Parkmore Rd FOREST HILL 3131	\$1,100,000	14/03/2026

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:

07/09/2026 09:40



2 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$980,000 - \$1,078,000

Median House Price

Year ending June 2026: \$1,260,000

Comparable Properties



38a Lawrence St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 2 2

Price: \$1,045,000

Method: Auction Sale

Date: 01/08/2026

Property Type: Unit

Land Size: 415 sqm approx



90 Shady Gr FOREST HILL 3131 (REI/VG)

Agent Comments

3 2 1

Price: \$977,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 587 sqm approx



52 Parkmore Rd FOREST HILL 3131 (REI/VG)

Agent Comments

2 1 1

Price: \$1,100,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 581 sqm approx

Account - Jellis Craig Box Hill | P: 03 8843 0200