

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

7/374-378 SPRINGVALE ROAD 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,125

Property type

Unit

Suburb

Forest Hill

Period-from

01 Jul 2024

to

30 Jun 2025

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

4/444-446 CANTERBURY ROAD FOREST HILL VIC 3131	\$610,000	01-Apr-25
6/108 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$580,000	21-Mar-25
7/84 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$585,000	13-Jun-25

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: 24 July 2025



**4/444-446 CANTERBURY ROAD
FOREST HILL VIC 3131**

 2  1  1

Sold Price **\$610,000** Sold Date **01-Apr-25**

Distance **0.64km**



**6/108 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**

 2  1  1

Sold Price **\$580,000** Sold Date **21-Mar-25**

Distance **1.06km**



**7/84 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**

 2  1  1

Sold Price **\$585,000** Sold Date **13-Jun-25**

Distance **1.28km**

RS = Recent sale **UN** = Undisclosed Sale

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