

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

1/4 LEDDY 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Jun 2025

to

31 May 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

3/14 TERRARA ROAD VERMONT VIC 3133	\$615,000	16-May-26
4/84-86 MAHONEYS ROAD FOREST HILL VIC 3131	\$628,000	28-Apr-26
4/517 MITCHAM ROAD VERMONT VIC 3133	\$586,000	17-Feb-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: 04 June 2026



**3/14 TERRARA ROAD VERMONT
VIC 3133**

Sold Price

^{RS}

\$615,000

Sold Date

16-May-26

2 1 1

Distance

0.88km



**4/84-86 MAHONEYS ROAD
FOREST HILL VIC 3131**

Sold Price

\$628,000

Sold Date

28-Apr-26

2 1 1

Distance

1.31km



**4/517 MITCHAM ROAD VERMONT
VIC 3133**

Sold Price

\$586,000

Sold Date

17-Feb-26

2 1 1

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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