

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

20 SHERMAN 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Forest Hill

Period-from

01 Feb 2025

to

31 Jan 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

509 MITCHAM ROAD VERMONT VIC 3133	\$1,170,000	04-Oct-25
34 MADISON BOULEVARD MITCHAM VIC 3132	\$1,168,000	10-Jan-26
1/15-17 SHERMAN STREET FOREST HILL VIC 3131	\$1,180,000	03-Dec-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: 04 February 2026



509 MITCHAM ROAD VERMONT VIC 3133

4 2 2

Sold Price

\$1,170,000

Sold Date

04-Oct-25

Distance

1.4km



34 MADISON BOULEVARD MITCHAM VIC 3132

4 2 2

Sold Price

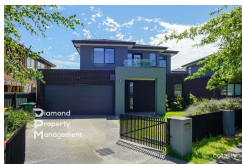
^{RS} **\$1,168,000**

Sold Date

10-Jan-26

Distance

1.79km



1/15-17 SHERMAN STREET FOREST HILL VIC 3131

3 3 2

Sold Price

\$1,180,000

Sold Date

03-Dec-25

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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