

## 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

11 ELMINGTON AVENUE FOREST HILL VIC 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,800,000

&

\$1,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,224,000

Property type

House

Suburb

Forest Hill

Period-from

01 Apr 2025

to

31 Mar 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

18 TISANE AVENUE FOREST HILL VIC 3131	\$1,818,000	31-Jan-26
7 BRAZEEL STREET BLACKBURN SOUTH VIC 3130	\$1,904,000	21-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: 17 April 2026



**18 TISANE AVENUE FOREST HILL  
VIC 3131**

4 2 2

Sold Price

**\$1,818,000**

Sold Date

**31-Jan-26**

Distance

**0.1km**



**7 BRAZEEL STREET BLACKBURN  
SOUTH VIC 3130**

4 4 2

Sold Price

<sup>RS</sup> **\$1,904,000**

Sold Date

**21-Feb-26**

Distance

**1.58km**

RS = Recent sale

UN = Undisclosed Sale

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