

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

9 BARTER CRESCENT 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Mar 2025

to

28 Feb 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

1/3 RALPH STREET BLACKBURN SOUTH VIC 3130	\$1,301,000	22-Nov-25
22 JADE CIRCUIT BURWOOD EAST VIC 3151	\$1,300,000	14-Sep-25
4/15 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$1,220,000	17-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: 02 March 2026



**1/3 RALPH STREET BLACKBURN
SOUTH VIC 3130**

4 2 2

Sold Price

\$1,301,000

Sold Date

22-Nov-25

Distance

1.64km



**22 JADE CIRCUIT BURWOOD EAST
VIC 3151**

4 2 2

Sold Price

\$1,300,000

Sold Date

14-Sep-25

Distance

1.8km



**4/15 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**

4 3 2

Sold Price

\$1,220,000

Sold Date

17-Dec-25

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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