

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

10 HANSEN 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

\$1,750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,006

Property type

House

Suburb

Forest Hill

Period-from

01 Oct 2024

to

30 Sep 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

25 ROMOLY DRIVE FOREST HILL VIC 3131	\$1,605,000	13-Sep-25
11 BRISTOW DRIVE FOREST HILL VIC 3131	\$1,568,000	25-Oct-25
65 LASIANDRA AVENUE FOREST HILL VIC 3131	\$1,550,000	11-Oct-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: 27 October 2025



25 ROMOLY DRIVE FOREST HILL VIC 3131

Sold Price

^{RS}

\$1,605,000

Sold Date

13-Sep-25



3



2



2

Distance

1.63km



11 BRISTOW DRIVE FOREST HILL VIC 3131

Sold Price

^{RS}

\$1,568,000

Sold Date

25-Oct-25



4



2



2

Distance

1.05km



65 LASIANDRA AVENUE FOREST HILL VIC 3131

Sold Price

^{RS}

\$1,550,000

Sold Date

11-Oct-25



4



2



1

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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