

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

9/125 Hawthorn Road, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,070,000 Property Type Townhouse Suburb Forest Hill

Period - From 02/03/2025 to 01/03/2026 Source Property Data

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 six 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	2/600 Highbury Rd GLEN WAVERLEY 3150	\$998,000	15/12/2025
2	350 Blackburn Rd BURWOOD EAST 3151	\$990,000	20/09/2025
3	3/462 Canterbury Rd FOREST HILL 3131	\$968,000	20/09/2025

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 six months.~~

This Statement of Information was prepared on:

02/03/2026 17:28



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

02/03/2025 - 01/03/2026: \$1,070,000

Comparable Properties



2/600 Highbury Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 1 2

Price: \$998,000

Method: Sold Before Auction

Date: 15/12/2025

Property Type: Unit

Land Size: 464 sqm approx



350 Blackburn Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 1 1

Price: \$990,000

Method: Private Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 539 sqm approx



3/462 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$968,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Unit

Land Size: 231 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800