

# 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

1a Sylvan Court, 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)

Range between \$1,350,000 & \$1,480,000

### Median sale price

Median price \$1,302,000 Property Type House Suburb Forest Hill

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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	2a Sylvan Ct FOREST HILL 3131	\$1,374,700	26/04/2026
2	18a Everglade Av FOREST HILL 3131	\$1,380,000	29/03/2026
3	20 Sherman St FOREST HILL 3131	\$1,461,000	25/02/2026

**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:

06/05/2026 09:19



Property Type: House

Agent Comments

**Indicative Selling Price**  
\$1,350,000 - \$1,480,000  
**Median House Price**  
March quarter 2026: \$1,302,000

## Comparable Properties



2a Sylvan Ct FOREST HILL 3131 (REI)



Agent Comments

two houses in one corner block

Price: \$1,374,700

Method: Auction Sale

Date: 26/04/2026

Property Type: Townhouse (Res)



18a Everglade Av FOREST HILL 3131 (REI)



Agent Comments

Price: \$1,380,000

Method: Private Sale

Date: 29/03/2026

Property Type: House

Land Size: 279 sqm approx



20 Sherman St FOREST HILL 3131 (REI/VG)



Agent Comments

Price: \$1,461,000

Method: Auction Sale

Date: 25/02/2026

Property Type: House (Res)

Land Size: 354 sqm approx