

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

32 Bennett Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,080,000

&

\$1,140,000

Median sale price

Median price \$1,170,000

Property Type House

Suburb Forest Hill

Period - From 01/04/2025

to

30/06/2025

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.

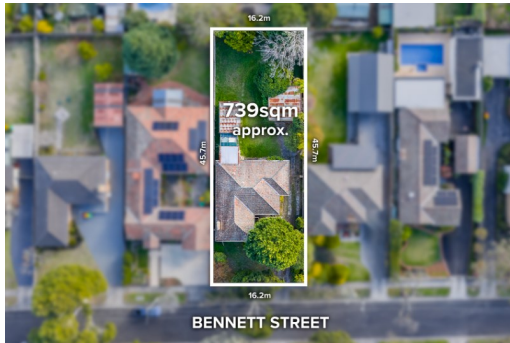
	Address of comparable property	Price	Date of sale
1	30 Bindy St BLACKBURN SOUTH 3130	\$1,112,000	14/06/2025
2	16 Morloc St FOREST HILL 3131	\$1,086,500	22/03/2025
3	59 Robinlee Av BURWOOD EAST 3151	\$1,138,000	15/03/2025

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:

14/07/2025 11:09



Property Type: House (Previously Occupied - Detached)

Land Size: 739 sqm approx

Agent Comments

Comparable Properties



30 Bindy St BLACKBURN SOUTH 3130 (REI)



Agent Comments

Price: \$1,112,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)



16 Morloc St FOREST HILL 3131 (REI)



Agent Comments

Price: \$1,086,500

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

Land Size: 780 sqm approx



59 Robinlee Av BURWOOD EAST 3151 (REI/VG)



Agent Comments

Price: \$1,138,000

Method: Private Sale

Date: 15/03/2025

Property Type: House

Land Size: 580 sqm approx