

## 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

3/1-3 GIDGEE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Apr 2025

to

31 Mar 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

9 BARTER CRESCENT FOREST HILL VIC 3131	\$1,525,000	28-Mar-26
20 SHERMAN STREET FOREST HILL VIC 3131	\$1,461,000	25-Feb-26
2A SYLVAN COURT FOREST HILL VIC 3131	\$1,374,700	26-Apr-26

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: 28 April 2026

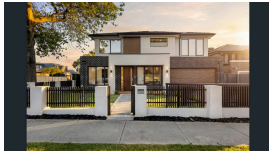


## 9 BARTER CRESCENT FOREST HILL VIC 3131

 4  3  2

Sold Price <sup>RS</sup> **\$1,525,000** Sold Date **28-Mar-26**

Distance **0.51km**



## 20 SHERMAN STREET FOREST HILL VIC 3131

 4  3  2

Sold Price **\$1,461,000** Sold Date **25-Feb-26**

Distance **0km**



## 2A SYLVAN COURT FOREST HILL VIC 3131

 4  3  2

Sold Price <sup>RS</sup> **\$1,374,700** Sold Date **26-Apr-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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