

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

96 Mahoneys Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,580,000

&

\$1,630,000

Median sale price

Median price \$1,195,000

Property Type House

Suburb Forest Hill

Period - From 03/06/2024

to

02/06/2025

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	38 Bennett St FOREST HILL 3131	\$1,600,000	08/03/2025
2	39 Raleigh St FOREST HILL 3131	\$1,625,000	26/02/2025
3	62 Barter Cr FOREST HILL 3131	\$1,580,000	22/02/2025

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:

03/06/2025 10:37

Jason Yu
03 9899 7888
0402 662 736
jason.yu@ihomesre.com.au

Indicative Selling Price

\$1,580,000 - \$1,630,000

Median House Price

03/06/2024 - 02/06/2025: \$1,195,000



4 2 2

Property Type: House (Res)

Land Size: 848 sqm approx

Agent Comments

Comparable Properties



38 Bennett St FOREST HILL 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$1,600,000

Method: Private Sale

Date: 08/03/2025

Property Type: House

Land Size: 739 sqm approx



39 Raleigh St FOREST HILL 3131 (REI/VG)

Agent Comments

4 3 4

Price: \$1,625,000

Method: Private Sale

Date: 26/02/2025

Property Type: House (Res)

Land Size: 593 sqm approx



62 Barter Cr FOREST HILL 3131 (REI/VG)

Agent Comments

4 3 2

Price: \$1,580,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 585 sqm approx

Account - IHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822