

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

4 ELECTRA COURT FOREST HILL VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Forest Hill

Period-from

01 Jun 2025

to

31 May 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 VERMONT STREET BLACKBURN SOUTH VIC 3130	\$1,530,000	24-Mar-26
613 SPRINGVALE ROAD VERMONT SOUTH VIC 3133	\$1,420,000	02-Apr-26
26 JACKSON STREET FOREST HILL VIC 3131	\$1,410,000	01-Mar-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: 25 June 2026



**9 VERMONT STREET BLACKBURN
SOUTH VIC 3130**

 4  2  3

Sold Price

\$1,530,000

Sold Date

24-Mar-26

Distance

0.91km



**613 SPRINGVALE ROAD VERMONT
SOUTH VIC 3133**

 4  2  2

Sold Price

^{RS} **\$1,420,000**

Sold Date

02-Apr-26

Distance

0.95km



**26 JACKSON STREET FOREST HILL
VIC 3131**

 4  2  2

Sold Price

\$1,410,000

Sold Date

01-Mar-26

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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