

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

272 FORREST STREET ARDEER VIC 3022

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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,500

Property type

House

Suburb

Ardeer

Period-from

01 Dec 2024

to

30 Nov 2025

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

140 SUSPENSION STREET ARDEER VIC 3022	\$820,000	21-Jun-25
25 BLANCHE STREET ARDEER VIC 3022	\$842,000	20-Nov-25
54 SUSPENSION STREET ARDEER VIC 3022	\$900,000	07-Oct-25

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: 01 December 2025

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140 SUSPENSION STREET ARDEER VIC 3022

 4  3  1

Sold Price

\$820,000

Sold Date

21-Jun-25

Distance

0.13km



25 BLANCHE STREET ARDEER VIC 3022

 3  1  1

Sold Price

^{RS} **\$842,000**

Sold Date

20-Nov-25

Distance

0.79km



54 SUSPENSION STREET ARDEER VIC 3022

 4  2  4

Sold Price

\$900,000

Sold Date

07-Oct-25

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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