

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 88 Jolimont Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,272,500 Property Type House Suburb Forest Hill

Period - From 01/10/2025 to 31/12/2025 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	3 Michael Ct FOREST HILL 3131	\$1,180,000	21/02/2026
2	5 Parkmore Rd FOREST HILL 3131	\$1,020,000	22/11/2025
3	304 Springvale Rd FOREST HILL 3131	\$950,000	30/10/2025

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: 23/02/2026 11:53

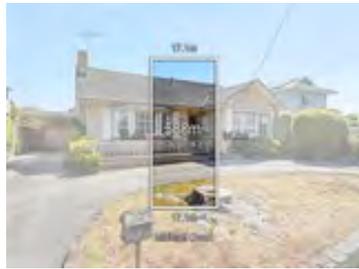


 3  1  2

Property Type: House
Land Size: 581 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
December quarter 2025: \$1,272,500

Comparable Properties



3 Michael Ct FOREST HILL 3131 (REI)

Agent Comments

 3  1  4

Price: \$1,180,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 588 sqm approx

5 Parkmore Rd FOREST HILL 3131 (REI)

Agent Comments

 3  1  2

Price: \$1,020,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)



304 Springvale Rd FOREST HILL 3131 (VG)

Agent Comments

 3  -  -

Price: \$950,000
Method: Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 539 sqm approx

Account - Barry Plant | P: 03 9842 8888