

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

Single price

\$1,050,000

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	27 Stevens Rd VERMONT 3133	\$1,065,500	28/02/2026
2	3 Michael Ct FOREST HILL 3131	\$1,180,000	21/02/2026
3	5 Parkmore Rd FOREST HILL 3131	\$1,020,000	22/11/2025

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:

23/03/2026 16:57



3 1 2

Property Type: House (Res)

Land Size: 581 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

December quarter 2025: \$1,272,500

Comparable Properties



27 Stevens Rd VERMONT 3133 (REI)

Agent Comments

3 1 2

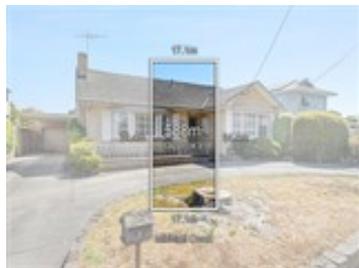
Price: \$1,065,500

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 535 sqm approx



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/VG)

Agent Comments

3 1 2

Price: \$1,020,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 588 sqm approx

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