

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 \$900,000 & \$990,000

Median sale price

Median price \$1,187,500 Property Type House Suburb Forest Hill

Period - From 01/04/2026 to 30/06/2026 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	16 Jolimont Rd FOREST HILL 3131	\$1,150,000	23/07/2026
2	136 Mahoneys Rd FOREST HILL 3131	\$1,000,000	30/05/2026
3	90 Shady Gr FOREST HILL 3131	\$977,000	16/05/2026

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:

29/07/2026 11:21



 3  1  2

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

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 June quarter 2026: \$1,187,500

Comparable Properties



16 Jolimont Rd FOREST HILL 3131 (REI)

Agent Comments

 3  1  2

Price: \$1,150,000
Method: Private Sale
Date: 23/07/2026
Property Type: House
Land Size: 702 sqm approx



136 Mahoneys Rd FOREST HILL 3131 (REI)

Agent Comments

 3  2  2

Price: \$1,000,000
Method: Auction Sale
Date: 30/05/2026
Rooms: 5
Property Type: House (Res)



90 Shady Gr FOREST HILL 3131 (REI/VG)

Agent Comments

 3  2  1

Price: \$977,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 587 sqm approx

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