

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

62 Lee Ann Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$2,050,000 & \$2,180,000

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	18 Tisane Av FOREST HILL 3131	\$1,818,000	31/01/2026
2	6 Ashley Ct FOREST HILL 3131	\$2,168,888	15/11/2025
3	81 Sevenoaks Rd BURWOOD EAST 3151	\$2,341,000	01/11/2025

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:

27/02/2026 16:24



 4  3  2

Property Type: House (Res)

Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price

\$2,050,000 - \$2,180,000

Median House Price

December quarter 2025: \$1,272,500

Comparable Properties



18 Tisane Av FOREST HILL 3131 (REI)

Agent Comments

 5  2  2

Price: \$1,818,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 450 sqm approx



6 Ashley Ct FOREST HILL 3131 (REI/VG)

Agent Comments

 5  4  2

Price: \$2,168,888

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 640 sqm approx



81 Sevenoaks Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,341,000

Method: Auction Sale

Date: 01/11/2025

Property Type: House (Res)

Land Size: 617 sqm approx

Account - Barry Plant | P: 03 9842 8888



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