

## 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

86 SARONVALE CRESCENT HILLSIDE VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Hillside

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

5 BENSCHAW COURT HILLSIDE VIC 3037	\$745,000	01-Feb-25
10 TORMORVEY AVENUE HILLSIDE VIC 3037	\$740,000	13-Sep-24
6 REBECCA COURT HILLSIDE VIC 3037	\$735,000	19-Nov-24

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: 13 March 2025

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E [ajones@barryplant.com.au](mailto:ajones@barryplant.com.au)**5 BENSCHAW COURT HILLSIDE VIC 3037**

Sold Price

**\$745,000**

Sold Date

**01-Feb-25** 3  2  2

Distance

**0.69km****10 TORMORVEY AVENUE HILLSIDE VIC 3037**

Sold Price

**\$740,000**

Sold Date

**13-Sep-24** 3  2  2

Distance

**0.17km****6 REBECCA COURT HILLSIDE VIC 3037**

Sold Price

**\$735,000**

Sold Date

**19-Nov-24** 3  2  2

Distance

**0.77km****RS** = Recent sale**UN** = Undisclosed Sale

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