

## 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

13 VARNA COURT HILLSIDE VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$771,000

Property type

House

Suburb

Hillside

Period-from

01 Jan 2024

to

31 Dec 2024

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

43 MATHISEN TERRACE HILLSIDE VIC 3037	\$545,000	06-Sep-24
6/11 TRICKEY AVENUE SYDENHAM VIC 3037	\$550,000	15-Aug-24
12 KONTEK WAY SYDENHAM VIC 3037	\$575,000	19-Sep-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: 31 January 2025


**43 MATHISEN TERRACE HILLSIDE  
VIC 3037**
 3  2  1

Sold Price

**\$545,000**

 Sold Date **06-Sep-24**

Distance

**1.61km**

**6/11 TRICKEY AVENUE SYDENHAM  
VIC 3037**
 3  2  1

Sold Price

**\$550,000**

 Sold Date **15-Aug-24**

Distance

**1.64km**

**12 KONTEK WAY SYDENHAM VIC  
3037**
 3  2  1

Sold Price

**\$575,000**

 Sold Date **19-Sep-24**

Distance

**0.7km**

RS = Recent sale

UN = Undisclosed Sale

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