

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 HILLIER LANE TOONGABBIE VIC 3856

Indicative selling price

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

Single Price

\$738,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,000

Property type

House

Suburb

Toongabbie

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 five kilometres of the property for sale in the last 18 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

60 FOXS ROAD TOONGABBIE VIC 3856	\$770,000	08-Jan-24
45 WYKES ROAD TOONGABBIE VIC 3856	\$765,000	20-Aug-24
166 AFFLECKS ROAD TOONGABBIE VIC 3856	\$730,000	22-Mar-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 08 January 2025



60 FOXS ROAD TOONGABBIE VIC 3856

Sold Price

\$770,000

Sold Date

08-Jan-24

3 2 2

Distance

0.57km



45 WYKES ROAD TOONGABBIE VIC 3856

Sold Price

\$765,000

Sold Date

20-Aug-24

3 2 3

Distance

1.18km



166 AFFLECKS ROAD TOONGABBIE VIC 3856

Sold Price

\$730,000

Sold Date

22-Mar-24

3 1 3

Distance

3.28km

RS = Recent sale

UN = Undisclosed Sale

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