

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

ATTENTION!
ALL INDIVIDUALS ENTERING A PROPERTY FOR
INSPECTION MUST ADHERE TO THESE GUIDELINES

Your safety and that of the community we serve is our highest priority. By entering you acknowledge you have read, understood and agree to abide by these guidelines.



We sincerely thank you for your cooperation and patience.

REIV CALDER
RE SERVICES

11 ABELIA COURT, HILLSIDE, VIC 3037

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Indicative Selling Price

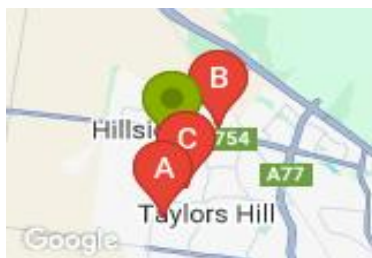
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$1,000,000 to \$1,100,000

Provided by: Ratip Cileli, Ray White Taylors Lakes

MEDIAN SALE PRICE



HILLSIDE, VIC, 3037

Suburb Median Sale Price (House)

\$803,250

01 April 2025 to 30 September 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



8 MOSMAN GR, TAYLORS HILL, VIC 3037

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Sale Price

\$1,115,000

Sale Date: 30/07/2025

Distance from Property: 2km



9 BEAUMONT CRT, SYDENHAM, VIC 3037

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Sale Price

\$1,145,000

Sale Date: 14/06/2025

Distance from Property: 1.4km



2 HAWTHORN GR, TAYLORS HILL, VIC 3037

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 2

Sale Price

\$1,082,500

Sale Date: 24/09/2025

Distance from Property: 1.2km

This report has been compiled on 27/11/2025 by Ray White Taylors Lakes. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 ABELIA COURT, HILLSIDE, VIC 3037

Indicative selling price

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

Price Range:

\$1,000,000 to \$1,100,000

Median sale price

Median price

\$803,250

Property type

House

Suburb

HILLSIDE

Period

01 April 2025 to 30 September 2025

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

8 MOSMAN GR, TAYLORS HILL, VIC 3037	\$1,115,000	30/07/2025
9 BEAUMONT CRT, SYDENHAM, VIC 3037	\$1,145,000	14/06/2025
2 HAWTHORN GR, TAYLORS HILL, VIC 3037	\$1,082,500	24/09/2025

This Statement of Information was prepared on:

27/11/2025