

## 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

14 JACQUELINE COURT 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

\$770,000

&

\$830,000

### 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

6 JENNY COURT HILLSIDE VIC 3037	\$826,500	19-Nov-24
9 JENNY COURT HILLSIDE VIC 3037	\$775,000	04-Oct-24
34 TORMORVEY AVENUE HILLSIDE VIC 3037	\$800,000	30-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: 25 March 2025



### 6 JENNY COURT HILLSIDE VIC 3037

 4
  2
  2

Sold Price

**\$826,500**

Sold Date **19-Nov-24**

Distance

**0.45km**


### 9 JENNY COURT HILLSIDE VIC 3037

 4
  2
  2

Sold Price

**\$775,000**

Sold Date **04-Oct-24**

Distance

**0.54km**


### 34 TORMORVEY AVENUE HILLSIDE VIC 3037

 4
  2
  2

Sold Price

**\$800,000**

Sold Date **30-Nov-24**

Distance

**0.91km**

RS = Recent sale

UN = Undisclosed Sale

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