

## 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 VIRIDIAN DRIVE 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

\$840,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Hillside

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2 STADAN PLACE HILLSIDE VIC 3037     | \$861,000 | 10-Mar-26 |
| 52 HILLCREST DRIVE HILLSIDE VIC 3037 | \$887,000 | 16-Apr-26 |
| 11 GOLDEN WAY HILLSIDE VIC 3037      | \$895,000 | 28-Feb-26 |

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.~~

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### 2 STADAN PLACE HILLSIDE VIC 3037

 4  2  2

Sold Price

**\$861,000**

Sold Date

**10-Mar-26**

Distance

**0.76km**



### 52 HILLCREST DRIVE HILLSIDE VIC 3037

 4  2  2

Sold Price

**\$887,000**

Sold Date

**16-Apr-26**

Distance

**1km**



### 11 GOLDEN WAY HILLSIDE VIC 3037

 4  3  2

Sold Price

**\$895,000**

Sold Date

**28-Feb-26**

Distance

**0.97km**

RS = Recent sale

UN = Undisclosed Sale

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