

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

2/25 JADE WAY HILLSIDE VIC 3037

Indicative selling price

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

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hillside

Period-from

01 Aug 2024

to

31 Jul 2025

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

| | | |
|---------------------------------------|-----------|-----------|
| 2/23 BEAUMONT COURT SYDENHAM VIC 3037 | \$480,000 | 01-Apr-25 |
| 11/4 TYSON WAY SYDENHAM VIC 3037 | \$475,000 | 17-May-25 |
| 1/15 ANSWER CLOSE SYDENHAM VIC 3037 | \$519,000 | 24-May-25 |

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 August 2025

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**2/23 BEAUMONT COURT
SYDENHAM VIC 3037**

 3  1  1

Sold Price **\$480,000** Sold Date **01-Apr-25**

Distance **1.98km**



**11/4 TYSON WAY SYDENHAM VIC
3037**

 3  1  1

Sold Price ^{RS} **\$475,000** ^{UN} Sold Date **17-May-25**

Distance **1.02km**



**1/15 ANSWER CLOSE SYDENHAM
VIC 3037**

 3  1  1

Sold Price **\$519,000** Sold Date **24-May-25**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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