

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

25 Hilltop Court, Yarra Junction Vic 3797

Indicative selling price

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

Single price

\$549,950

Median sale price

Median price

\$822,500

Property Type

House

Suburb

Yarra Junction

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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 six 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
1	8 Hilltop Ct YARRA JUNCTION 3797	\$590,000	14/07/2025
2	5 Duke St YARRA JUNCTION 3797	\$510,000	07/05/2025
3	2564 Warburton Hwy YARRA JUNCTION 3797	\$590,500	08/04/2025

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 six months.~~

This Statement of Information was prepared on:

06/10/2025 09:53

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Indicative Selling Price

\$549,950

Median House Price

September quarter 2025: \$822,500



2 1 1

Property Type: House

Land Size: 249 sqm approx

Agent Comments

Comparable Properties



8 Hilltop Ct YARRA JUNCTION 3797 (REI/VG)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 14/07/2025

Property Type: House

Land Size: 347 sqm approx



5 Duke St YARRA JUNCTION 3797 (REI)

Agent Comments

2 2 1

Price: \$510,000

Method: Private Sale

Date: 07/05/2025

Property Type: House

Land Size: 400 sqm approx



2564 Warburton Hwy YARRA JUNCTION 3797 (REI/VG)

Agent Comments

2 1 2

Price: \$590,500

Method: Private Sale

Date: 08/04/2025

Property Type: House

Land Size: 456 sqm approx

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