

## 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 PIMELEA WAY 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

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$829,250

Property type

House

Suburb

Hillside

Period-from

01 Sep 2025

to

31 Aug 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 67 CATHERINE DRIVE HILLSIDE VIC 3037 | \$755,000 | 21-Aug-26 |
| 22 KELLAND AVENUE HILLSIDE VIC 3037  | \$705,000 | 15-Jun-26 |
| 7 PENROSE MEWS HILLSIDE VIC 3037     | \$752,000 | 09-Jul-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.~~

This Statement of Information was prepared on: 28 September 2026



## 67 CATHERINE DRIVE HILLSIDE VIC 3037

 3  2  2

Sold Price

**\$755,000**

Sold Date

**21-Aug-26**

Distance

**0.23km**



## 22 KELLAND AVENUE HILLSIDE VIC 3037

 4  2  2

Sold Price

**\$705,000**

Sold Date

**15-Jun-26**

Distance

**1.24km**



## 7 PENROSE MEWS HILLSIDE VIC 3037

 3  2  1

Sold Price

**\$752,000**

Sold Date

**09-Jul-26**

Distance

**1.35km**

RS = Recent sale

UN = Undisclosed Sale

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