

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

3 HINDMARSH WAY TAYLORS HILL 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Apr 2024

to

31 Mar 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

7 MARGARET PLACE TAYLORS HILL VIC 3037	\$904,000	31-Jul-24
6 HOWQUA WAY TAYLORS HILL VIC 3037	\$900,000	02-Dec-24
3 RUBICON AVENUE TAYLORS HILL VIC 3037	\$910,000	19-Oct-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: 01 April 2025



7 MARGARET PLACE TAYLORS HILL VIC 3037

4 2 2

Sold Price

\$904,000

Sold Date

31-Jul-24

Distance

0.31km



6 HOWQUA WAY TAYLORS HILL VIC 3037

4 2 2

Sold Price

\$900,000

Sold Date

02-Dec-24

Distance

0.44km



3 RUBICON AVENUE TAYLORS HILL VIC 3037

4 2 2

Sold Price

\$910,000

Sold Date

19-Oct-24

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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