

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 SAVANNAH COURT 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

\$1,220,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$789,500

Property type

House

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 HIGHRISE COURT HILLSIDE VIC 3037	\$1,270,068	06-Mar-25
16 QUEENSBERRY COURT HILLSIDE VIC 3037	\$1,255,000	02-Aug-25
10 BLOOMSBURY COURT HILLSIDE VIC 3037	\$1,260,000	15-Mar-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: 13 August 2025

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2 HIGHRISE COURT HILLSIDE VIC 3037

 3  3  2

Sold Price

\$1,270,068

Sold Date

06-Mar-25

Distance

0.36km



16 QUEENSBERRY COURT HILLSIDE VIC 3037

 4  2  4

Sold Price

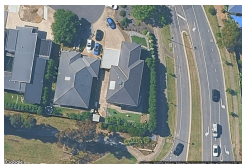
^{RS} **\$1,255,000**

Sold Date

02-Aug-25

Distance

0.95km



10 BLOOMSBURY COURT HILLSIDE VIC 3037

 4  2  2

Sold Price

\$1,260,000

Sold Date

15-Mar-25

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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