

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

38 JINDABYNE AVENUE 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,500

Property type

House

Suburb

Taylors Hill

Period-from

01 Sep 2024

to

31 Aug 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

10 MAPLE COURT TAYLORS HILL VIC 3037	\$865,000	09-Jul-25
38 WEBBS AVENUE TAYLORS HILL VIC 3037	\$821,000	19-Jul-25
8 PERRET WALK SYDENHAM VIC 3037	\$817,500	30-Jul-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: 11 September 2025

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**10 MAPLE COURT TAYLORS HILL
VIC 3037**

Sold Price

^{RS}

\$865,000

Sold Date

09-Jul-25



4



2



2

Distance

0.2km



**38 WEBB'S AVENUE TAYLORS HILL
VIC 3037**

Sold Price

^{RS}

\$821,000

Sold Date

19-Jul-25



4



3



4

Distance

1.34km



**8 PERRET WALK SYDENHAM VIC
3037**

Sold Price

^{RS}

\$817,500

Sold Date

30-Jul-25



4



2



2

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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