

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

4 Highbury Drive 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$789,500

Property type

House

Suburb

Hillside

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

2 OAKMONT COURT HILLSIDE VIC 3037	\$940,000	04-Sep-25
31 PILGRIM DRIVE HILLSIDE VIC 3037	\$903,000	02-Apr-25
10 APOLLO COURT HILLSIDE VIC 3037	\$900,000	09-Aug-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: 05 September 2025

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2 OAKMONT COURT HILLSIDE VIC 3037

 4  2  2

Sold Price

^{RS} **\$940,000** Sold Date **04-Sep-25**

Distance **0.37km**



31 PILGRIM DRIVE HILLSIDE VIC 3037

 4  2  2

Sold Price

\$903,000 Sold Date **02-Apr-25**

Distance **0.08km**



10 APOLLO COURT HILLSIDE VIC 3037

 4  2  4

Sold Price

^{RS} **\$900,000** Sold Date **09-Aug-25**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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