

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 WATERS WAY 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,250

Property type

House

Suburb

Hillside

Period-from

01 Nov 2024

to

31 Oct 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

27 CANOPY CRESCENT HILLSIDE VIC 3037

\$900,000

19-Sep-25

6 BREEZE TERRACE HILLSIDE VIC 3037

\$890,000

08-May-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: 29 November 2025



27 CANOPY CRESCENT HILLSIDE VIC 3037

Sold Price

\$900,000

Sold Date

19-Sep-25



4



2



2

Distance

0.08km



6 BREEZE TERRACE HILLSIDE VIC 3037

Sold Price

\$890,000

Sold Date

08-May-25



4



2



2

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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