Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| nain Drive, Hillside Vic 3037 |
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between \$1,300,000 & \$1,400,000 | Range between | \$1,300,000 | & | \$1,400,000 |
|-----------------------------------------|---------------|-------------|---|-------------|
|-----------------------------------------|---------------|-------------|---|-------------|

Median sale price

| Median price | \$842,250 | Pro | perty Type | House | | Suburb | Hillside |
|---------------|------------|-----|------------|-------|--------|--------|----------|
| Period - From | 01/07/2025 | to | 30/09/2025 | | Source | REIV | |

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-------------|--------------|
| 1 | 13 Pembury Way HILLSIDE 3037 | \$1,408,000 | 20/09/2025 |
| 2 | 16 Queensberry Ct HILLSIDE 3037 | \$1,255,000 | 02/08/2025 |
| 3 | 8 Knight Ct HILLSIDE 3037 | \$1,406,000 | 26/06/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 28/10/2025 23:33 |
|------------------------------------------------|------------------|



WHITEFOX

Melissa Privitelli 0422 707 023 melissa@whitefoxrealestate.com.au





Property Type: House (Res) **Land Size:** 753 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price September quarter 2025: \$842,250

Comparable Properties



13 Pembury Way HILLSIDE 3037 (REI)

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Agent Comments

Price: \$1,408,000 **Method:** Auction Sale **Date:** 20/09/2025 **Rooms:** 10

Property Type: House (Res) Land Size: 667 sqm approx



16 Queensberry Ct HILLSIDE 3037 (REI)

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Agent Comments

Price: \$1,255,000 **Method:** Auction Sale **Date:** 02/08/2025

Rooms: 7

Property Type: House (Res) Land Size: 1000 sqm approx



8 Knight Ct HILLSIDE 3037 (REI/VG)

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1 2

Agent Comments

Price: \$1,406,000 Method: Auction Sale Date: 26/06/2025

Property Type: House (Res)
Land Size: 1001 sqm approx

Account - Whitefox Real Estate | P: 96459699





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