

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

57 Domain Drive, Hillside Vic 3037

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$842,250

Property 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	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 comparable properties 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

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4 2 2

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)

Agent Comments

5 4 2

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)

Agent Comments

4 2 2

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)

Agent Comments

5 3 3

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