

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

8 SINCLAIR AVENUE 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

\$980,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Hillside

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

13 PILGRIM DRIVE HILLSIDE VIC 3037	955000	14-Apr-25
22 TORMORVEY AVENUE HILLSIDE VIC 3037	980000	05-Apr-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.

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13 PILGRIM DRIVE HILLSIDE VIC 3037

 4  2  2

Sold Price

^{RS}

955000

Sold Date

14-Apr-25

Distance

1.25km



22 TORMORVEY AVENUE HILLSIDE VIC 3037

 3  3  2

Sold Price

^{RS}

980000

Sold Date

05-Apr-25

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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