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<br>Including suburb and postcode | 22 DOMAIN 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 | $800,000 | & | $850,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $784,000 | 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 |
|---|---|---|
| 23 GOLDEN WAY HILLSIDE VIC 3037 | $842,500 | 28-Jun-25 |
| 36 LANGMORE DRIVE HILLSIDE VIC 3037 | $840,000 | 13-May-25 |
| 15 SUNRISE DRIVE HILLSIDE VIC 3037 | $810,000 | 05-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: 23 September 2025

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**23 GOLDEN WAY HILLSIDE VIC 3037**

3 3 2

Sold Price **$842,500** Sold Date **28-Jun-25**

Distance **0.64km**



**36 LANGMORE DRIVE HILLSIDE VIC 3037**

5 2 2

Sold Price **$840,000** Sold Date **13-May-25**

Distance **0.56km**



**15 SUNRISE DRIVE HILLSIDE VIC 3037**

4 2 2

Sold Price RS **$810,000** Sold Date **05-Aug-25**

Distance **1.98km**

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

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