

## 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

12 VIRIDIAN DRIVE HILLSIDE VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Hillside

Period-from

01 Apr 2025

to

31 Mar 2026

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

4 MICHAEL COURT HILLSIDE VIC 3037	\$720,000	10-Dec-25
13 RIVIERA DRIVE HILLSIDE VIC 3037	\$750,000	16-Dec-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: 16 April 2026

Nicholas Costa

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E [ncosta@barryplant.com.au](mailto:ncosta@barryplant.com.au)**4 MICHAEL COURT HILLSIDE VIC  
3037**

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Sold Price

**\$720,000**

Sold Date

**10-Dec-25**

Distance

**1.62km****13 RIVIERA DRIVE HILLSIDE VIC  
3037**

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Sold Price

**\$750,000**

Sold Date

**16-Dec-25**

Distance

**1.79km**

RS = Recent sale

UN = Undisclosed Sale

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