

## 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

10 HARDWICK CRESCENT DERRIMUT VIC 3026

### 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

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$833,500

Property type

House

Suburb

Derrimut

Period-from

01 Jul 2025

to

30 Jun 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 40 FOLEYS ROAD DERRIMUT VIC 3026       | \$840,000 | 02-Feb-26 |
| 16 CAREW WAY DERRIMUT VIC 3026         | \$842,000 | 27-Jun-26 |
| 9 SHERRINGTON GRANGE DERRIMUT VIC 3026 | \$810,000 | 27-Jan-26 |

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: 09 July 2026

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### 40 FOLEYS ROAD DERRIMUT VIC 3026

 4  2  2

Sold Price

**\$840,000**

Sold Date **02-Feb-26**

Distance

**0.1km**



### 16 CAREW WAY DERRIMUT VIC 3026

 4  2  2

Sold Price

<sup>RS</sup> **\$842,000**

Sold Date **27-Jun-26**

Distance

**0.38km**



### 9 SHERRINGTON GRANGE DERRIMUT VIC 3026

 4  2  2

Sold Price

**\$810,000**

Sold Date **27-Jan-26**

Distance

**1.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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