

## 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

19 WARRENS BROOK ROAD 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

\$980,000

&

\$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$837,500

Property type

House

Suburb

Hillside

Period-from

01 Aug 2025

to

31 Jul 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 Highbury Drive Hillside VIC 3037 | \$1,035,000 | 04-Oct-25 |
| 8 Ridge Lane Hillside VIC 3037     | \$990,000   | 07-Mar-26 |
| 2 Apollo Court Hillside VIC 3037   | \$1,002,500 | 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.~~

This Statement of Information was prepared on: 24 August 2026

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#### 4 Highbury Drive Hillside VIC 3037

 4  2  2

Sold Price

**\$1,035,000**

Sold Date

**04-Oct-25**

Distance

**0.57km**



#### 8 Ridge Lane Hillside VIC 3037

 3  2  2

Sold Price

**\$990,000**

Sold Date

**07-Mar-26**

Distance

**0.99km**



#### 2 Apollo Court Hillside VIC 3037

 4  2  2

Sold Price

**\$1,002,500**

Sold Date

**05-Apr-25**

Distance

**1.19km**

RS = Recent sale

UN = Undisclosed Sale

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