

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

46 Panorama Drive, Hillside Vic 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Hillside

Period - From

01/10/2025

to

31/12/2025

Source

REIV

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 six 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
1	3 Aikshaw CI HILLSIDE 3037	\$840,500	09/02/2026
2	28 Bedingham Dr HILLSIDE 3037	\$815,000	02/01/2026
3	33 Melfin Dr HILLSIDE 3037	\$860,000	22/12/2025

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 six months.~~

This Statement of Information was prepared on:

16/02/2026 10:49



Property Type: House

Agent Comments

Single level, 4 bedroom home with 2 bathrooms.

Indicative Selling Price

\$780,000 - \$820,000

Median House Price

December quarter 2025: \$860,000

Comparable Properties



3 Aikshaw CI HILLSIDE 3037 (REI)



Price: \$840,500

Method: Sold Before Auction

Date: 09/02/2026

Property Type: House

Land Size: 612 sqm approx

Agent Comments

Similar, single level 4 bedroom home. Beautifully landscaped and partially renovated bathrooms.



28 Bedingham Dr HILLSIDE 3037 (REI/VG)



Price: \$815,000

Method: Private Sale

Date: 02/01/2026

Rooms: 7

Property Type: House (Res)

Land Size: 578 sqm approx

Agent Comments

Similar, single level home offering similar accommodation.



33 Melfin Dr HILLSIDE 3037 (REI/VG)



Price: \$860,000

Method: Sold Before Auction

Date: 22/12/2025

Property Type: House (Res)

Land Size: 577 sqm approx

Agent Comments

Similar single level home offering 4 bedrooms, multiple living zones plus a study. Close proximity to Cana Catholic Primary and Banchory Grove shops.