

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

9 RIVIERA 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

\$690,000

&

\$750,000

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

12 CASINE ROAD FRASER RISE VIC 3336	\$730,000	28-May-26
61 MARYANNE WAY FRASER RISE VIC 3336	\$696,000	08-Aug-26
30 SUNNINGDALE DRIVE HILLSIDE VIC 3037	\$750,000	04-Aug-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: 10 August 2026

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12 CASINE ROAD FRASER RISE VIC 3336

Sold Price

^{RS}

\$730,000

Sold Date

28-May-26



4



2



2

Distance

1.19km



61 MARYANNE WAY FRASER RISE VIC 3336

Sold Price

^{RS}

\$696,000

Sold Date

08-Aug-26



4



2



2

Distance

1.55km



30 SUNNINGDALE DRIVE HILLSIDE VIC 3037

Sold Price

^{RS}

\$750,000

Sold Date

04-Aug-26



3



2



4

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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