

## 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

8 VENUS COURT 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

\$900,000

&

\$990,000

### 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

| Address of comparable property    | Price     | Date of sale |
|-----------------------------------|-----------|--------------|
| 38 DOMAIN DRIVE HILLSIDE VIC 3037 | \$970,000 | 23-Oct-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: 10 April 2026

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**38 DOMAIN DRIVE HILLSIDE VIC  
3037**

Sold Price

**\$970,000**

Sold Date

**23-Oct-25** 4 2 2

Distance

**0.39km****RS** = Recent sale**UN** = Undisclosed Sale

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