

## 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

1 RUTHVEN CLOSE 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

\$830,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$822,500

Property type

House

Suburb

Hillside

Period-from

01 Mar 2025

to

28 Feb 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 74 SARONVALE CRESCENT HILLSIDE VIC 3037 | \$856,000 | 24-Sep-25 |
| 15 HAWKESBURY AVENUE HILLSIDE VIC 3037  | \$860,000 | 29-Oct-25 |
| 33 MELFIN DRIVE HILLSIDE VIC 3037       | \$860,000 | 23-Dec-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: 25 March 2026



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**74 SARONVALE CRESCENT  
HILLSIDE VIC 3037**

3 2 2

Sold Price **\$856,000** Sold Date **24-Sep-25**

Distance **0.55km**



**15 HAWKESBURY AVENUE  
HILLSIDE VIC 3037**

3 2 2

Sold Price **\$860,000** Sold Date **29-Oct-25**

Distance **0.68km**



**33 MELFIN DRIVE HILLSIDE VIC  
3037**

3 2 2

Sold Price Sold Date **23-Dec-25**

Distance **0.77km**

RS = Recent sale UN = Undisclosed Sale

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