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	11 RUTHVEN CLOSE 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	$720,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$780,000	Property type	House	Suburb	Hillside
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 RUTHVEN CLOSE HILLSIDE VIC 3037	$771,000	27-Feb-25
5 BENSHAW COURT HILLSIDE VIC 3037	$745,000	01-Feb-25
66 WOLVISTON AVENUE HILLSIDE VIC 3037	$773,000	11-Mar-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: 23 April 2025

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4 RUTHVEN CLOSE HILLSIDE VIC 3037

3 2 2

Sold Price **$771,000** Sold Date **27-Feb-25**

Distance **0.05km**



5 BENSHAW COURT HILLSIDE VIC 3037

3 2 2

Sold Price **$745,000** Sold Date **01-Feb-25**

Distance **0.27km**



66 WOLVISTON AVENUE HILLSIDE VIC 3037

3 2 2

Sold Price RS **$773,000** Sold Date **11-Mar-25**

Distance **0.38km**

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

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