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<br>Including suburb and postcode | 23 Speargrass Drive, Hillside Vic 3037 |

## Indicative selling price

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

Range between $1,300,000 & $1,350,000

## Median sale price

Median price $842,250 Property Type House Suburb Hillside

Period - From 01/07/2025 to 30/09/2025 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 | 13 Pembury Way HILLSIDE 3037 | $1,408,000 | 20/09/2025 |
| 2 | 16 Queensberry Ct HILLSIDE 3037 | $1,255,000 | 02/08/2025 |
| 3 | 8 Knight Ct HILLSIDE 3037 | $1,406,000 | 26/06/2025 |

**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: 17/11/2025 11:05

# 23 Speargrass Drive, Hillside Vic 3037

JellisCraig

Alicia Vavassori
0420 422 191
alicia.vavassori@jelliscraig.com.au




4 3 12

**Property Type:** House
**Land Size:** 1302 sqm approx

**Indicative Selling Price**
$1,300,000 - $1,350,000
**Median House Price**
September quarter 2025: $842,250

Agent Comments

Double storey, 4 bedroom, 3 bathroom home with room for 12 cars.

## Comparable Properties



**13 Pembury Way HILLSIDE 3037 (REI)**

5 4 2

**Price:** $1,408,000
**Method:** Auction Sale
**Date:** 20/09/2025
**Rooms:** 10
**Property Type:** House (Res)
**Land Size:** 667 sqm approx

Agent Comments

Home offers similar accommodation. Has a pool and a 5th bedroom



**16 Queensberry Ct HILLSIDE 3037 (REI)**

4 2 2

**Price:** $1,255,000
**Method:** Auction Sale
**Date:** 02/08/2025
**Rooms:** 7
**Property Type:** House (Res)
**Land Size:** 1000 sqm approx

Agent Comments

Offers similar accommodation and size.



**8 Knight Ct HILLSIDE 3037 (REI/VG)**

5 3 3

**Price:** $1,406,000
**Method:** Auction Sale
**Date:** 26/06/2025
**Property Type:** House (Res)
**Land Size:** 1001 sqm approx

Agent Comments

Home offers similar accommodation. Has a 3 car garage and a 5th bedroom.



REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.