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	46 Ultimo Walk, Taylors Hill Vic 3037

Indicative selling price

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

Range between $790,000 & $840,000

Median sale price

Median price $938,000 Property Type House Suburb Taylors Hill

Period - From 01/10/2025 to 31/12/2025 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	19 Carlton Ct TAYLORS HILL 3037	$805,000	14/03/2026
2	1 Peppercorn Ct HILLSIDE 3037	$870,500	18/12/2025
3	28 Barwon St TAYLORS HILL 3037	$887,500	12/12/2025

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: 24/03/2026 11:11

46 Ultimo Walk, Taylors Hill Vic 3037

Alicia Vavassori
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3 2 2

Property Type: House
Land Size: 653 sqm approx

Agent Comments

Single level home

Indicative Selling Price
$790,000 - $840,000
Median House Price
December quarter 2025: $938,000

Comparable Properties



19 Carlton Ct TAYLORS HILL 3037 (REI)

4 2 2

Price: $805,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 661 sqm approx

Agent Comments

Single level home similar block size. Extra bedroom.



1 Peppercorn Ct HILLSIDE 3037 (REI/VG)

3 2 2

Price: $870,500
Method: Auction Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments

Single level home similar block size

28 Barwon St TAYLORS HILL 3037 (VG)

3 - -

Price: $887,500
Method: Sale
Date: 12/12/2025
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments

Single level home similar block size

REIV THE DIFFERENCE | propertydata.com.au

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