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 Panorama Drive, Hillside Vic 3037

Indicative selling price

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

Range between $720,000 & $760,000

Median sale price

Median price $840,500 Property Type House Suburb Hillside

Period - From 01/01/2026 to 31/03/2026 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	16 Brindalee Way HILLSIDE 3037	$800,000	27/02/2026
3	9 Kolivas Ct HILLSIDE 3037	$700,000	01/02/2026

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: 17/04/2026 17:25

46 Panorama Drive, Hillside Vic 3037

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4 2 2

Property Type: House

Agent Comments

Single level 4 bedroom home.

Indicative Selling Price
$720,000 - $760,000
Median House Price
March quarter 2026: $840,500

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

Similar single level 4 bedroom home.



16 Brindalee Way HILLSIDE 3037 (REI/VG)

4 2 2

Price: $800,000
Method: Private Sale
Date: 27/02/2026
Rooms: 7
Property Type: House (Res)
Land Size: 554 sqm approx

Agent Comments

Similar single level 4 bedroom home.

9 Kolivas Ct HILLSIDE 3037 (VG)

4 - -

Price: $700,000
Method: Sale
Date: 01/02/2026
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments

Single level 4 bedroom home.

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