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	16 Bloomsbury Court, Hillside Vic 3037

Indicative selling price

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

Range between $950,000 & $990,000

Median sale price

Median price $851,250 Property Type House Suburb Hillside

Period - From 01/04/2025 to 30/06/2025 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 Domain Dr HILLSIDE 3037	$930,000	26/07/2025
2	8 Sinclair Av HILLSIDE 3037	$987,000	18/06/2025
3	22 Tormorvey Av HILLSIDE 3037	$980,000	05/04/2025

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: 18/09/2025 09:57

16 Bloomsbury Court, Hillside Vic 3037

JellisCraig

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3 2 2

Property Type: House

Agent Comments

Single level, quality owner-builder 3 bedroom home.

Indicative Selling Price
$950,000 - $990,000
Median House Price
June quarter 2025: $851,250

Comparable Properties



19 Domain Dr HILLSIDE 3037 (REI)

4 2 2

Price: $930,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 551 sqm approx

Agent Comments

Similar single level home. Similar quality finishes such as stone bench tops, cornicing, walk in pantry, multiple living zones. Superior due to extra bedroom. Inferior due to location - not in a court. Very similar land size.



8 Sinclair Av HILLSIDE 3037 (REI/VG)

3 2 2

Price: $987,000
Method: Private Sale
Date: 18/06/2025
Property Type: House
Land Size: 604 sqm approx

Agent Comments

Similar single level home. Similar quality finishes such as stone bench tops, cornicing, multiple living zones. Similar land size.



22 Tormorvey Av HILLSIDE 3037 (REI/VG)

3 3 2

Price: $980,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 531 sqm approx

Agent Comments

Similar single level home. Similar quality finishes such as stone bench tops, cornicing, walk in pantry, multiple living zones. Similar land size. Has a pool. Lacking features such as walk in pantry, office, court location.

REIV THE DIFFERENCE | propertydata.com.au

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