

## 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

38 KANMORE CRESCENT HILLSIDE VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Hillside

Period-from

01 Jul 2024

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 9 BERTHON CRESCENT HILLSIDE VIC 3037 | \$702,000 | 20-May-25 |
| 28 BEDINGHAM DRIVE HILLSIDE VIC 3037 | \$745,000 | 06-Mar-25 |
| 4 RUTHVEN CLOSE HILLSIDE VIC 3037    | \$771,000 | 27-Feb-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: 10 July 2025


**9 BERTHON CRESCENT HILLSIDE  
VIC 3037**
 3  2  4

Sold Price

<sup>RS</sup> **\$702,000** Sold Date **20-May-25**

Distance **0.62km**

**28 BEDINGHAM DRIVE HILLSIDE  
VIC 3037**
 3  2  2

Sold Price

**\$745,000** Sold Date **06-Mar-25**

Distance **0.99km**

**4 RUTHVEN CLOSE HILLSIDE VIC  
3037**
 3  2  2

Sold Price

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

Distance **0.26km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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