

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

32 Hilltop Court, Shoreham Vic 3916

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$2,225,000

Property Type House

Suburb Shoreham

Period - From 15/09/2024

to

14/09/2025

Source

Property Data

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	21 Pine Gr SHOREHAM 3916	\$1,120,000	29/04/2025
2	24 Nelson St SHOREHAM 3916	\$1,415,000	01/04/2025
3			

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:

15/09/2025 16:25



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 1203 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
15/09/2024 - 14/09/2025: \$2,225,000

Comparable Properties



21 Pine Gr SHOREHAM 3916 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,120,000
Method: Private Sale
Date: 29/04/2025
Property Type: House (Res)
Land Size: 1001 sqm approx



24 Nelson St SHOREHAM 3916 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,415,000
Method: Expression of Interest
Date: 01/04/2025
Property Type: House (Res)
Land Size: 864 sqm approx

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.