

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

37 Hick Street, Spotswood Vic 3015

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,175,000

Property Type

House

Suburb

Spotswood

Period - From

01/04/2025

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.

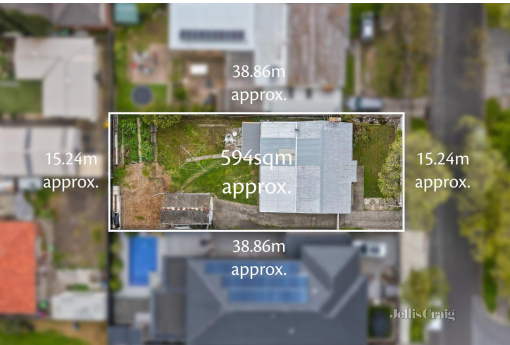
	Address of comparable property	Price	Date of sale
1	28 Hick St SPOTSWOOD 3015	\$1,280,000	20/11/2025
2	68 Vernon St SOUTH KINGSVILLE 3015	\$1,256,000	11/11/2025
3	11 Bena St YARRAVILLE 3013	\$1,300,000	22/10/2025

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:

15/04/2026 11:38



3 1 2

Property Type: House (Res)
Land Size: 592 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending March 2026: \$1,175,000

Comparable Properties

28 Hick St SPOTSWOOD 3015 (VG)

Agent Comments

3 - -

Price: \$1,280,000
Method: Sale
Date: 20/11/2025
Property Type: House (Res)
Land Size: 589 sqm approx



68 Vernon St SOUTH KINGSVILLE 3015 (REI)

Agent Comments

3 2 1

Price: \$1,256,000
Method: Private Sale
Date: 11/11/2025
Property Type: House
Land Size: 669 sqm approx

11 Bena St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 1 1

Price: \$1,300,000
Method: Private Sale
Date: 22/10/2025
Property Type: House (Res)
Land Size: 464 sqm approx