

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located outside the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any Internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb or locality
and postcode

Hillview South Estate, Maddingley VIC 3340 – Stages 1 and 2

Indicative selling price

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

Lot type or class
e.g. One bedroom units

Single price

Lot 23	\$295,000
Lots 38, 50, 51, 54, 60, 61, 63, 64	\$305,000
Lot 69	\$310,000
Lot 11	\$320,000
Lots 25, 29, 30, 32, 33, 34, 46, 47, 48, 49, 56, 57, 58, 59, 65, 66, 67, 68	\$335,000
Lot 28	\$340,000
Lots 44, 71	\$375,000
Lot 75	\$425,000

Unit median sale price

Median price \$610,000

Suburb or locality Maddingley

Period - From May 2024

To Apr. 2025

Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three lots that the estate agent or agent's representative considers to be most comparable to the lot for sale. These lots must be of the same type or class as the lot for sale, been sold within the last 18 months, and located within five kilometres of the lot for sale.

Lot type or class

E.g. One bedroom units

	Address of comparable lot	Price	Date of sale
350m2 – 400m2	25 Booth Road, Maddingley (400m2)	\$273,500	21/11/2024
	Lot 3, 187 Holts Lane, Darley (398m2)	\$316,000	24/09/2024
	Lot 25, 187 Holts Lane, Darley (375m2)	\$299,000	3/03/2025

Lot type or class

E.g. One bedroom units

	Address of comparable lot	Price	Date of sale
400m2 – 500m2	Lot 1, 187 Holts Lane, Darley (430m2)	\$326,000	15/01/2025
	Lot 35, 187 Holts Lane, Darley (424m2)	\$334,000	3/03/2025
	29 Booth Road, Maddingley (448m2)	\$307,000	23/04/2025

Lot type or class

E.g. One bedroom units

	Address of comparable lot	Price	Date of sale
Over 500m2	Lot 1, 3 Queens Crescent, Bacchus Marsh (510m2)	\$315,000	16/12/2024
	43 Grandview Crescent, Darley (532m2)	\$325,000	6/02/2025
	60 McCormacks Road, Maddingley (782m2)	\$360,000	23/01/2025

This Statement of Information was prepared on:

5/05/2025