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	58 MELFIN DRIVE HILLSIDE VIC 3037

Indicative selling price

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

~~Single Price~~		or range between	$570,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$558,000	Property type	Unit	Suburb	Hillside
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Cotality

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
13 VARNA COURT HILLSIDE VIC 3037	$575,000	18-Feb-25
1/18-20 CYNTHIA COURT HILLSIDE VIC 3037	$589,000	04-Feb-25
3/4 BALMORAL CLOSE HILLSIDE VIC 3037	$570,000	27-May-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: 30 July 2025

Las Anastasiadis
M 0416 263 191
E lanastasiadis@barryplant.com.au



13 VARNA COURT HILLSIDE VIC 3037

3 2 1

Sold Price **$575,000** Sold Date **18-Feb-25**

Distance **1.16km**



1/18-20 CYNTHIA COURT HILLSIDE VIC 3037

3 2 1

Sold Price **$589,000** Sold Date **04-Feb-25**

Distance **1.25km**



3/4 BALMORAL CLOSE HILLSIDE VIC 3037

3 2 1

Sold Price **$570,000** Sold Date **27-May-25**

Distance **1.78km**

RS = Recent sale **UN** = Undisclosed Sale

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