

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

7 SERRATA COURT 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,250

Property type

House

Suburb

Hillside

Period-from

01 Nov 2024

to

31 Oct 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

166 COMMUNITY HUB HILLSIDE VIC 3037	\$765,000	09-Jul-25
38 HANNAH AVENUE HILLSIDE VIC 3037	\$800,000	19-Sep-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: 18 November 2025

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**166 COMMUNITY HUB HILLSIDE
VIC 3037**

Sold Price

\$765,000

Sold Date

09-Jul-25

 4  2  2

Distance

0.89km



**38 HANNAH AVENUE HILLSIDE VIC
3037**

Sold Price

\$800,000

Sold Date

19-Sep-25

 4  2  2

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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