

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

3 AUSTRAL 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,750

Property type

House

Suburb

Hillside

Period-from

01 Mar 2025

to

28 Feb 2026

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

6 SUMMERHILL DRIVE HILLSIDE VIC 3037	\$1,205,000	29-Jan-26

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: 05 March 2026

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E ncosta@barryplant.com.au**6 SUMMERHILL DRIVE HILLSIDE
VIC 3037** 4  2  2Sold Price ^{RS} **\$1,205,000** ^{UN} Sold Date **29-Jan-26**Distance **1.03km****RS** = Recent sale**UN** = Undisclosed Sale

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