

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 SUMMIT MEWS 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Hillside

Period-from

01 May 2025

to

30 Apr 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

4 MICHAEL COURT HILLSIDE VIC 3037	\$720,000	10-Dec-25
3 JOSEPH DRIVE HILLSIDE VIC 3037	\$725,000	25-Mar-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.

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Jonathan Koutroulis

M 0452502828

E jkoutroulis@barryplant.com.au


**4 MICHAEL COURT HILLSIDE VIC
3037**
 3
  2
  2

Sold Price

\$720,000

Sold Date

10-Dec-25

Distance

1.86km
**3 JOSEPH DRIVE HILLSIDE VIC
3037**
 3
  2
  2

Sold Price

^{RS}\$725,000

Sold Date

25-Mar-26

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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