

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

6 GARDEN CLOSE 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$789,500

Property type

House

Suburb

Hillside

Period-from

01 Aug 2024

to

31 Jul 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

10 THE PARKS HILLSIDE VIC 3037	\$1,070,000	14-Jun-25
66 BEDINGHAM DRIVE HILLSIDE VIC 3037	\$941,000	17-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: 26 August 2025

**10 THE PARKS HILLSIDE VIC 3037**

Sold Price

^{RS}**\$1,070,000**

Sold Date

14-Jun-25

4



3



2

Distance

0.33km**66 BEDINGHAM DRIVE HILLSIDE
VIC 3037**

Sold Price

\$941,000

Sold Date

17-May-25

2



2



4

Distance

0.46km**RS** = Recent sale**UN** = Undisclosed Sale

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