

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 KRISTIAN 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

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

1/15 ANSWER CLOSE SYDENHAM VIC 3037	\$519,000	24-May-25
21/545 MELTON HIGHWAY SYDENHAM VIC 3037	\$533,000	04-Jul-25
1/89 ALLENBY ROAD HILLSIDE VIC 3037	\$530,000	28-Apr-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: 07 August 2025

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**1/15 ANSWER CLOSE SYDENHAM
VIC 3037**

Sold Price **\$519,000** Sold Date **24-May-25**

 3  1  1

Distance **1.1km**



**21/545 MELTON HIGHWAY
SYDENHAM VIC 3037**

Sold Price ^{RS} **\$533,000** Sold Date **04-Jul-25**

 3  2  -

Distance **1.62km**



**1/89 ALLENBY ROAD HILLSIDE VIC
3037**

Sold Price ^{RS} **\$530,000** Sold Date **28-Apr-25**

 3  2  1

Distance **1.08km**

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

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