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 TINTERN LOOP 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	$450,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Hillside
Period-from	01 Dec 2024	to	30 Nov 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
2 TINTERN LOOP HILLSIDE VIC 3037	$580,000	14-Nov-25
2/64 DUNDEE WAY SYDENHAM VIC 3037	$540,000	24-Nov-25
12 STRATHVEA LANE CAROLINE SPRINGS VIC 3023	$575,000	28-Jul-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: 20 December 2025

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2 TINTERN LOOP HILLSIDE VIC 3037

3 1 2

Sold Price RS $580,000 Sold Date 14-Nov-25

Distance 0km



2/64 DUNDEE WAY SYDENHAM VIC 3037

3 1 2

Sold Price RS $540,000 Sold Date 24-Nov-25

Distance 1.03km



12 STRATHVEA LANE CAROLINE SPRINGS VIC 3023

3 1 2

Sold Price $575,000 Sold Date 28-Jul-25

Distance 3.16km

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

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