

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

9 DAVID CIRCUIT 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

\$600,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Hillside

Period-from

01 Aug 2025

to

31 Jul 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

1/2 SERRATA COURT HILLSIDE VIC 3037	\$616,000	22-Jul-26
1/5 MORGAN COURT HILLSIDE VIC 3037	\$615,000	22-May-26
2/5 MORGAN COURT HILLSIDE VIC 3037	\$615,000	13-Jun-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: 02 August 2026



1/2 SERRATA COURT HILLSIDE VIC 3037 Sold Price

^{RS}
\$616,000

Sold Date

22-Jul-26

 4  2  1

Distance

0.93km


1/5 MORGAN COURT HILLSIDE VIC 3037 Sold Price

\$615,000

Sold Date

22-May-26

 3  2  1

Distance

1.1km


2/5 MORGAN COURT HILLSIDE VIC 3037 Sold Price

^{RS}
\$615,000

Sold Date

13-Jun-26

 2  2  1

Distance

1.11km
RS = Recent sale

UN = Undisclosed Sale

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