

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

3 SARKIS 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Hillside

Period-from

01 Feb 2025

to

31 Jan 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

6 KRISTIAN DRIVE HILLSIDE VIC 3037	\$513,000	05-Sep-25
29 TINTERN LOOP HILLSIDE VIC 3037	\$515,000	09-Dec-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 February 2026



**6 KRISTIAN DRIVE HILLSIDE VIC
3037**

 2  1  1

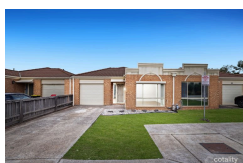
Sold Price

\$513,000

Sold Date **05-Sep-25**

Distance

0km



**29 TINTERN LOOP HILLSIDE VIC
3037**

 2  1  1

Sold Price

^{RS} **\$515,000**

Sold Date **09-Dec-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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