

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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,000

Property type

House

Suburb

Hillside

Period-from

01 Jul 2025

to

30 Jun 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

1/23 ALLENBY ROAD HILLSIDE VIC 3037	\$600,000	14-Apr-26
9 PENLOW COURT HILLSIDE VIC 3037	\$595,000	31-Mar-26
6/8 LORRAINE COURT HILLSIDE VIC 3037	\$595,000	10-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: 05 July 2026



1/23 ALLENBY ROAD HILLSIDE VIC 3037 Sold Price **\$600,000** Sold Date **14-Apr-26**

 3  2  1

Distance **0.97km**



9 PENLOW COURT HILLSIDE VIC 3037 Sold Price **\$595,000** Sold Date **31-Mar-26**

 3  1  1

Distance **1.2km**



6/8 LORRAINE COURT HILLSIDE VIC 3037 Sold Price ^{RS} **\$595,000** Sold Date **10-Jun-26**

 3  2  1

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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