

## 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

13 KRISTIAN DRIVE HILLSIDE VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hillside

Period-from

01 Jun 2025

to

31 May 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

4 SARKIS MEWS HILLSIDE VIC 3037	\$495,000	02-Jun-26
25 TINTERN LOOP HILLSIDE VIC 3037	\$516,000	25-Feb-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: 18 June 2026



**4 SARKIS MEWS HILLSIDE VIC  
3037**

Sold Price

<sup>RS</sup>

**\$495,000**

Sold Date

**02-Jun-26**

 2  1  1

Distance

**0km**



**25 TINTERN LOOP HILLSIDE VIC  
3037**

Sold Price

**\$516,000**

Sold Date

**25-Feb-26**

 2  1  1

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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