

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 HULME COURT 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

\$760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

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

2 CYNTHIA COURT HILLSIDE VIC 3037	\$755,000	27-Mar-26
4 TWYFORD CLOSE HILLSIDE VIC 3037	\$765,000	09-Oct-25
3 STRINGYBARK COURT HILLSIDE VIC 3037	\$750,000	23-Jan-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: 09 July 2026



2 CYNTHIA COURT HILLSIDE VIC 3037

Sold Price

\$755,000

Sold Date

27-Mar-26

4
 2
 -

Distance

0.46km

4 TWYFORD CLOSE HILLSIDE VIC 3037

Sold Price

\$765,000

Sold Date

09-Oct-25

3
 2
 2

Distance

0.87km

3 STRINGYBARK COURT HILLSIDE VIC 3037

Sold Price

\$750,000

Sold Date

23-Jan-26

3
 2
 2

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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