

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

1/5 ELGIN CLOSE 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,000

Property type

Unit

Suburb

Hillside

Period-from

01 Jul 2024

to

30 Jun 2025

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

1/18-20 CYNTHIA COURT HILLSIDE VIC 3037	\$589,000	04-Feb-25
1/64 ALLENBY ROAD HILLSIDE VIC 3037	\$613,500	22-Feb-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: 22 July 2025

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**1/18-20 CYNTHIA COURT HILLSIDE
VIC 3037**

Sold Price

\$589,000

Sold Date

04-Feb-25 3  2  1

Distance

0.99km**1/64 ALLENBY ROAD HILLSIDE VIC
3037**

Sold Price

\$613,500

Sold Date

22-Feb-25 3  2  1

Distance

0.07km**RS** = Recent sale**UN** = Undisclosed Sale

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