

## 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 CELENDINE PLACE 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

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$597,500

Property type

Unit

Suburb

Hillside

Period-from

01 Sep 2025

to

31 Aug 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 3/40 JADE WAY HILLSIDE VIC 3037      | \$606,000 | 21-Jul-26 |
| 4/8 LORRAINE COURT HILLSIDE VIC 3037 | \$625,000 | 25-Mar-26 |
| 1/2 SERRATA COURT HILLSIDE VIC 3037  | \$616,000 | 15-Jul-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: 11 September 2026



**3/40 JADE WAY HILLSIDE VIC 3037**

 3  2  2

Sold Price **\$606,000** Sold Date **21-Jul-26**

Distance **0.1km**



**4/8 LORRAINE COURT HILLSIDE VIC 3037**

 3  2  1

Sold Price **\$625,000** Sold Date **25-Mar-26**

Distance **0.13km**



**1/2 SERRATA COURT HILLSIDE VIC 3037**

 4  2  1

Sold Price **\$616,000** Sold Date **15-Jul-26**

Distance **0.9km**

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

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