

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

2/50 ALLENBY ROAD 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

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hillside

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

19 RICHIE CIRCUIT HILLSIDE VIC 3037	\$615,000	09-May-25
1/18-20 CYNTHIA COURT HILLSIDE VIC 3037	\$589,000	04-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: 25 June 2025

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E ajones@barryplant.com.au**19 RICHIE CIRCUIT HILLSIDE VIC 3037**

Sold Price

^{RS}**\$615,000**

Sold Date

09-May-25 3  2  2

Distance

0.6km**1/18-20 CYNTHIA COURT HILLSIDE VIC 3037**

Sold Price

\$589,000

Sold Date

04-Feb-25 3  2  -

Distance

0.98km**RS** = Recent sale**UN** = Undisclosed Sale

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