

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

1/23 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Hillside

Period-from

01 Mar 2025

to

28 Feb 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

2/5 TIMELE DRIVE HILLSIDE VIC 3037	\$615,000	09-Dec-25
2/13 SHIELDS COURT SYDENHAM VIC 3037	\$650,000	17-Oct-25
2/6 ANETA AVENUE HILLSIDE VIC 3037	\$630,000	18-Oct-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: 24 March 2026



2/5 TIMELE DRIVE HILLSIDE VIC 3037

Sold Price

\$615,000Sold Date **09-Dec-25**

3
 2
 2

Distance **0.23km**

2/13 SHIELDS COURT SYDENHAM VIC 3037

Sold Price

\$650,000Sold Date **17-Oct-25**

3
 2
 2

Distance **0.33km**

2/6 ANETA AVENUE HILLSIDE VIC 3037

Sold Price

\$630,000Sold Date **18-Oct-25**

3
 2
 1

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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