

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

2/63 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

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

2/6 ANETA AVENUE HILLSIDE VIC 3037	\$630,000	18-Oct-25
1/2 BALMORAL CLOSE HILLSIDE VIC 3037	\$650,000	16-Aug-25
1/2 SAYVEL CLOSE HILLSIDE VIC 3037	\$652,000	04-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: 27 July 2026



2/6 ANETA AVENUE HILLSIDE VIC 3037

Sold Price

\$630,000

Sold Date

18-Oct-25

 3

 2

 1

Distance

0.1km



1/2 BALMORAL CLOSE HILLSIDE VIC 3037

Sold Price

\$650,000

Sold Date

16-Aug-25

 3

 2

 1

Distance

0.21km



1/2 SAYVEL CLOSE HILLSIDE VIC 3037

Sold Price

^{RS} **\$652,000**

Sold Date

04-Jul-26

 3

 2

 1

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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