

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

2/70 BANCHORY AVENUE 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

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Hillside

Period-from

01 May 2025

to

30 Apr 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

1/12 BEAUMONT COURT SYDENHAM VIC 3037	\$610,000	18-Dec-25
2/63 VICTORIA ROAD SYDENHAM VIC 3037	\$571,000	13-Apr-26
2/545 MELTON HIGHWAY SYDENHAM VIC 3037	\$590,000	31-Jan-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: 18 May 2026

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1/12 BEAUMONT COURT SYDENHAM VIC 3037

 3  2  2

Sold Price

\$610,000

Sold Date

18-Dec-25

Distance

1.42km



2/63 VICTORIA ROAD SYDENHAM VIC 3037

 3  2  2

Sold Price

^{RS} **\$571,000**

Sold Date

13-Apr-26

Distance

1.61km



2/545 MELTON HIGHWAY SYDENHAM VIC 3037

 3  2  2

Sold Price

\$590,000

Sold Date

31-Jan-26

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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