

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

26 Hannah Avenue, Hillside Vic 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000

&

\$700,000

Median sale price

Median price \$835,000

Property Type House

Suburb Hillside

Period - From 28/08/2025

to

27/08/2026

Source Property Data

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 six 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	1/2 Sayvel CI HILLSIDE 3037	\$652,000	04/07/2026
2	2/5 Westminster Av HILLSIDE 3037	\$635,000	24/04/2026
3	8 Balmoral CI HILLSIDE 3037	\$725,000	25/03/2026

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 six months.~~

This Statement of Information was prepared on:

28/08/2026 13:54

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Indicative Selling Price

\$640,000 - \$700,000

Median House Price

28/08/2025 - 27/08/2026: \$835,000



3
 2
 1

Property Type: House**Land Size:** 330 sqm approx**Agent Comments**

3BR, 2 Bath single level side by side, brick veneer. Built 2005. Single car garage converted to a second living area. Upgraded appliances and refreshed. Overall well maintained

Comparable Properties

**1/2 Sayvel CI HILLSIDE 3037 (REI)**

3
 2
 1

Price: \$652,000**Method:** Auction Sale**Date:** 04/07/2026**Rooms:** 6**Property Type:** Unit**Land Size:** 343 sqm approx**Agent Comments**

Similar side by side single level - 3BR, 2 bath and built around the same time. Land size is slightly larger and has some upgrades after built.

**2/5 Westminster Av HILLSIDE 3037 (REI/VG)**

3
 2
 1

Price: \$635,000**Method:** Private Sale**Date:** 24/04/2026**Property Type:** Unit**Land Size:** 293 sqm approx**Agent Comments**

Similar side by side single level - 3BR, 2 bath and built around the same time. Land size is slightly larger and has some upgrades after built.

**8 Balmoral CI HILLSIDE 3037 (REI/VG)**

3
 2
 2

Price: \$725,000**Method:** Private Sale**Date:** 25/03/2026**Property Type:** House**Land Size:** 330 sqm approx**Agent Comments**

Similar 3BR, 2 Bath home built around the same time. Land size is identical although floor space is a bit less. Upgraded kitchen. Home is overall very well maintained. It is free standing rather than adjoining another property

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