

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

32 Allenby Road, Hillside, VIC 3037

Indicative selling price

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

Price Range

\$590,000

&

\$630,000

Median sale price

Median price

\$828,500

Property Type

House

Suburb

Hillside (3037)

Period - From

01/07/2025

to

30/06/2026

Source

www.realestate.com.au

Comparable property sales

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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
90 COMMUNITY HUB, HILLSIDE VIC 3037	\$665,000	24/06/2026
1/2 SAYVEL CLOSE, HILLSIDE VIC 3037	\$652,000	04/07/2026
1/5 MORGAN COURT, HILLSIDE VIC 3037	\$615,000	13/06/2026

This Statement of Information was prepared on:

30/07/2026