

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

6 CELENDINE PLACE 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

4/8 LORRAINE COURT HILLSIDE VIC 3037	\$625,000	25-Mar-26
67 RIVIERA DRIVE HILLSIDE VIC 3037	\$665,000	26-Mar-26
2/5 WESTMINSTER AVENUE HILLSIDE VIC 3037	\$635,000	15-Apr-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: 28 July 2026



4/8 LORRAINE COURT HILLSIDE VIC 3037

 3  2  1

Sold Price **\$625,000** Sold Date **25-Mar-26**

Distance **0.13km**



67 RIVIERA DRIVE HILLSIDE VIC 3037

 3  2  1

Sold Price **\$665,000** Sold Date **26-Mar-26**

Distance **1.88km**



2/5 WESTMINSTER AVENUE HILLSIDE VIC 3037

 3  2  1

Sold Price **\$635,000** Sold Date **15-Apr-26**

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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