

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

1/2 BALMORAL CLOSE 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,000

Property type

Unit

Suburb

Hillside

Period-from

01 Jul 2024

to

30 Jun 2025

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

3/4 BALMORAL CLOSE HILLSIDE VIC 3037	\$570,000	27-May-25
1/89 ALLENBY ROAD HILLSIDE VIC 3037	\$530,000	28-Apr-25
1/18-20 CYNTHIA COURT HILLSIDE VIC 3037	\$589,000	04-Feb-25

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: 21 July 2025

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3/4 BALMORAL CLOSE HILLSIDE VIC 3037

3 2 1

Sold Price

\$570,000

Sold Date

27-May-25

Distance

0.03km



1/89 ALLENBY ROAD HILLSIDE VIC 3037

3 2 1

Sold Price

^{RS} **\$530,000**

Sold Date

28-Apr-25

Distance

0.14km



1/18-20 CYNTHIA COURT HILLSIDE VIC 3037

3 2 1

Sold Price

\$589,000

Sold Date

04-Feb-25

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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