

## 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

1/5 ELGIN CLOSE HILLSIDE VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$610,000

### 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

1/18-20 CYNTHIA COURT HILLSIDE VIC 3037	\$589,000	04-Feb-25
1/64 ALLENBY ROAD HILLSIDE VIC 3037	\$613,500	22-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: 22 July 2025

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**1/18-20 CYNTHIA COURT HILLSIDE  
VIC 3037**

Sold Price

**\$589,000**

Sold Date

**04-Feb-25**

3



2



1

Distance

**0.99km****1/64 ALLENBY ROAD HILLSIDE VIC  
3037**

Sold Price

**\$613,500**

Sold Date

**22-Feb-25**

3



2



1

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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