

## 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

13 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

\$760,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Hillside

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

5 PAVLEKA STREET HILLSIDE VIC 3037	\$810,000	14-Dec-24
119 CATHERINE DRIVE HILLSIDE VIC 3037	\$817,500	27-Feb-25
6 ARMINELL COURT HILLSIDE VIC 3037	\$815,000	07-Dec-24

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: 14 May 2025


**5 PAVLEKA STREET HILLSIDE VIC 3037**

Sold Price

**\$810,000**

Sold Date

**14-Dec-24**
 4  2  4

Distance

**0.24km**

**119 CATHERINE DRIVE HILLSIDE VIC 3037**

Sold Price

**\$817,500**

Sold Date

**27-Feb-25**
 4  2  2

Distance

**0.29km**

**6 ARMINELL COURT HILLSIDE VIC 3037**

Sold Price

**\$815,000**

Sold Date

**07-Dec-24**
 4  2  2

Distance

**0.4km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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