

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

2/3 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hillside

Period-from

01 Oct 2024

to

30 Sep 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

2/18 JADE WAY HILLSIDE VIC 3037	\$601,000	02-Dec-24
2/25 JADE WAY HILLSIDE VIC 3037	\$623,000	20-Sep-25
1/5 ELGIN CLOSE HILLSIDE VIC 3037	\$595,000	15-Aug-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: 10 October 2025



2/18 JADE WAY HILLSIDE VIC 3037 Sold Price

\$601,000 Sold Date 02-Dec-24

3
 2
 1

Distance 0.04km



2/25 JADE WAY HILLSIDE VIC 3037

Sold Price

^{RS} \$623,000 Sold Date 20-Sep-25

3
 1
 1

Distance 0.11km



1/5 ELGIN CLOSE HILLSIDE VIC 3037

Sold Price

\$595,000 Sold Date 15-Aug-25

3
 2
 1

Distance 0.28km

RS = Recent sale

UN = Undisclosed Sale

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