

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

2/5 MORGAN COURT 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

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Hillside

Period-from

01 Sep 2024

to

31 Aug 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	23-Apr-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: 15 September 2025

Joseph Abraham

P 0393909400

M 0439046674

E taylorlakes@professionals.com.au



3/4 BALMORAL CLOSE HILLSIDE VIC 3037

Sold Price

\$570,000

Sold Date

27-May-25



3



2



1

Distance

0.79km



1/89 ALLENBY ROAD HILLSIDE VIC 3037

Sold Price

\$530,000

Sold Date

23-Apr-25



3



2



1

Distance

0.87km



1/5 ELGIN CLOSE HILLSIDE VIC 3037

Sold Price

^{RS} **\$595,000**

Sold Date

15-Aug-25



3



2



1

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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