

## 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

2/50 ALLENBY ROAD HILLSIDE VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hillside

Period-from

01 Jun 2024

to

31 May 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

19 RICHIE CIRCUIT HILLSIDE VIC 3037	\$615,000	09-May-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: 25 June 2025

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E [ajones@barryplant.com.au](mailto:ajones@barryplant.com.au)**19 RICHIE CIRCUIT HILLSIDE VIC 3037**

Sold Price

RS

**\$615,000**

Sold Date

**09-May-25**

3



2



2

Distance

**0.6km****1/18-20 CYNTHIA COURT HILLSIDE VIC 3037**

Sold Price

**\$589,000**

Sold Date

**04-Feb-25**

3



2



-

Distance

**0.98km**

RS = Recent sale

UN = Undisclosed Sale

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