

## 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 MARNER AVENUE 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hillside

Period-from

01 Apr 2024

to

31 Mar 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

1/64 ALLENBY ROAD HILLSIDE VIC 3037	\$613,500	22-Feb-25
2/64 ALLENBY ROAD HILLSIDE VIC 3037	\$630,000	22-Feb-25
2/18 JADE WAY HILLSIDE VIC 3037	\$601,000	02-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: 01 April 2025

Andrew Koulaouzos  
P 9390 8333  
M 0432207372  
E akoulaouzos@barryplant.com.au



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

Sold Price <sup>RS</sup> **\$613,500** Sold Date **22-Feb-25**

 3  2  1

Distance **0.1km**



**2/64 ALLENBY ROAD HILLSIDE VIC 3037**

Sold Price <sup>RS</sup> **\$630,000** Sold Date **22-Feb-25**

 3  2  1

Distance **0.1km**



**2/18 JADE WAY HILLSIDE VIC 3037**

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

 3  2  1

Distance **0.25km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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