

## 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

3/4 BALMORAL 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$556,500

Property type

Unit

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

3/99 PECKS ROAD SYDENHAM VIC 3037

\$560,000

28-Feb-25

39 AMBERLEA CIRCUIT TAYLORS HILL VIC 3037

\$562,000

08-Apr-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: 07 May 2025

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**3/99 PECKS ROAD SYDENHAM VIC 3037** Sold Price <sup>RS</sup> **\$560,000** <sup>UN</sup> Sold Date **28-Feb-25**

 3  2  2

Distance **1.93km**



**39 AMBERLEA CIRCUIT TAYLORS HILL VIC 3037** Sold Price <sup>RS</sup> **\$562,000** Sold Date **08-Apr-25**

 3  2  2

Distance **1.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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