

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

2/23 ALLENBY ROAD 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Hillside

Period-from

01 Jul 2025

to

30 Jun 2026

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

4 YIOTA PLACE SYDENHAM VIC 3037	\$599,000	20-Nov-25
1/11 BENJAMIN COURT SYDENHAM VIC 3037	\$580,000	26-Jun-26
1/53 JADE WAY HILLSIDE VIC 3037	\$610,000	10-Dec-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 July 2026



4 YIOTA PLACE SYDENHAM VIC 3037

Sold Price

\$599,000Sold Date **20-Nov-25**

3

1

1

Distance

0.58km

1/11 BENJAMIN COURT SYDENHAM VIC 3037

Sold Price

^{RS} **\$580,000**Sold Date **26-Jun-26**

3

1

2

Distance

0.8km

1/53 JADE WAY HILLSIDE VIC 3037

Sold Price

\$610,000Sold Date **10-Dec-25**

3

1

1

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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