

## 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

1/5 MORGAN COURT 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Hillside

Period-from

01 May 2025

to

30 Apr 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

1/23 ALLENBY ROAD HILLSIDE VIC 3037	\$600,000	17-Apr-26
2/5 WESTMINSTER AVENUE HILLSIDE VIC 3037	\$635,000	24-Apr-26
2/1 VICTORIA ROAD SYDENHAM VIC 3037	\$620,000	30-Jan-26

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: 19 May 2026



**1/23 ALLENBY ROAD HILLSIDE VIC 3037** Sold Price <sup>RS</sup> **\$600,000** Sold Date **17-Apr-26**  
Distance **0.21km**

 3  2  1



**2/5 WESTMINSTER AVENUE HILLSIDE VIC 3037** Sold Price <sup>RS</sup> **\$635,000** <sup>UN</sup> Sold Date **24-Apr-26**  
Distance **0.88km**

 3  2  1



**2/1 VICTORIA ROAD SYDENHAM VIC 3037** Sold Price **\$620,000** Sold Date **30-Jan-26**  
Distance **1.73km**

 3  2  1

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

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