

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

2/70 BANCHORY AVENUE 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

\$600,000

Property type

Unit

Suburb

Hillside

Period-from

01 Aug 2025

to

31 Jul 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

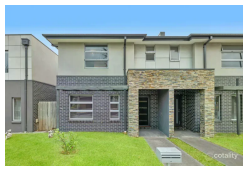
Date of sale

6 ARMADALE PLACE HILLSIDE VIC 3037	\$605,000	07-Jul-26
3/16 BANCHORY AVENUE HILLSIDE VIC 3037	\$502,500	20-Jul-26
7/6 HIGHWOOD DRIVE HILLSIDE VIC 3037	\$635,246	29-Jun-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: 14 August 2026



6 ARMADALE PLACE HILLSIDE VIC 3037

 3  2  2

Sold Price

^{RS}

\$605,000

Sold Date

07-Jul-26

Distance

0.05km



3/16 BANCHORY AVENUE HILLSIDE VIC 3037

 2  1  1

Sold Price

^{RS}

\$502,500

Sold Date

20-Jul-26

Distance

0.58km



7/6 HIGHWOOD DRIVE HILLSIDE VIC 3037

 3  2  2

Sold Price

\$635,246

Sold Date

29-Jun-26

Distance

0.75km



3/34 ALBERT ROAD SYDENHAM VIC 3037

 3  2  2

Sold Price

\$692,500

Sold Date

22-Mar-26

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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