

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

2/5 WESTMINSTER 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Hillside

Period-from

01 Mar 2025

to

28 Feb 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

23 DAVID CIRCUIT HILLSIDE VIC 3037	\$645,000	10-Dec-25
2/6 ANETA AVENUE HILLSIDE VIC 3037	\$630,000	18-Oct-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.

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23 DAVID CIRCUIT HILLSIDE VIC 3037

Sold Price **\$645,000** Sold Date **10-Dec-25**

 3  2  1

Distance **0.23km**



2/6 ANETA AVENUE HILLSIDE VIC 3037

Sold Price **\$630,000** Sold Date **18-Oct-25**

 3  2  1

Distance **0.28km**

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

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