

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 HANNAH 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$829,250

Property type

House

Suburb

Hillside

Period-from

01 Sep 2025

to

31 Aug 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

90 COMMUNITY HUB HILLSIDE VIC 3037	\$665,000	24-Jun-26
22 CONTURSI DRIVE SYDENHAM VIC 3037	\$662,000	13-Jun-26
77A DELBRIDGE DRIVE SYDENHAM VIC 3037	\$700,000	03-Sep-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: 07 September 2026



90 COMMUNITY HUB HILLSIDE VIC 3037

Sold Price

\$665,000

Sold Date

24-Jun-26

3

2

1

Distance

0.02km



22 CONTURSI DRIVE SYDENHAM VIC 3037

Sold Price

\$662,000

Sold Date

13-Jun-26

3

2

1

Distance

0.37km



77A DELBRIDGE DRIVE SYDENHAM VIC 3037

Sold Price

^{RS} **\$700,000**

Sold Date

03-Sep-26

3

2

1

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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