

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

6 ARMADALE PLACE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hillside

Period-from

01 Jun 2025

to

31 May 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

4/8 LORRAINE COURT HILLSIDE VIC 3037	\$625,000	25-Mar-26
6/8 LORRAINE COURT HILLSIDE VIC 3037	\$595,000	10-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: 12 June 2026

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**4/8 LORRAINE COURT HILLSIDE
VIC 3037**

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Sold Price

\$625,000Sold Date **25-Mar-26**Distance **1.68km****6/8 LORRAINE COURT HILLSIDE
VIC 3037**

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Sold Price

^{RS} **\$595,000**Sold Date **10-Jun-26**Distance **1.68km****RS** = Recent sale**UN** = Undisclosed Sale

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