

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 1/4 Eleebana Avenue, Hughesdale VIC 3166

## 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)

Range between \$1,075,000 & \$1,150,000

## Median sale price

Median price \$1,542,000 Property type House Suburb Hughesdale

Period - From 01/10/2022 to 30/09/2023 Source REIV

## Comparable property sales

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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. 24A Willesden Road, Hughesdale VIC 3166	\$1,124,000	22/07/2023
2. 7 John Street, Oakleigh VIC 3166	\$1,110,000	02/09/2023
3. 1/62 Tudor Street, Bentleigh East 3165	\$1,085,000	26/10/2023

This Statement of Information was prepared on: 14/11/2023