

## 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

32 WILLESDEN ROAD 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)

Single Price

or range  
between

\$1,490,000

&

\$1,590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,439,500

Property type

House

Suburb

Hughesdale

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

5 FELLOWS STREET HUGHESDALE VIC 3166	\$1,752,500	16-Nov-24
5 DAVEY AVENUE OAKLEIGH VIC 3166	\$1,500,000	12-Oct-24
6 CALEMBEENA AVENUE HUGHESDALE VIC 3166	\$1,830,000	26-Oct-24

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: 13 February 2025



**5 FELLOWS STREET HUGHESDALE VIC 3166**

Sold Price

<sup>RS</sup> **\$1,752,500**

Sold Date **16-Nov-24**

4 2 2

Distance **0.85km**



**5 DAVEY AVENUE OAKLEIGH VIC 3166**

Sold Price

<sup>RS</sup> **\$1,500,000** <sup>UN</sup>

Sold Date **12-Oct-24**

4 2 2

Distance **0.9km**



**6 CALEMBEENA AVENUE HUGHESDALE VIC 3166**

Sold Price

**\$1,830,000**

Sold Date **26-Oct-24**

4 1 2

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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