

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

1/1079 NORTH ROAD HUGHESDALE VIC 3166

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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,430,000

Property type

House

Suburb

Hughesdale

Period-from

01 Aug 2024

to

31 Jul 2025

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

4/25 PADDINGTON ROAD HUGHESDALE VIC 3166	\$700,000	04-Jun-25
2/10 RUGBY ROAD HUGHESDALE VIC 3166	\$692,000	22-Jul-25
8/23-27 SWINDON ROAD HUGHESDALE VIC 3166	\$670,000	16-Apr-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.~~

This Statement of Information was prepared on: 14 August 2025

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4/25 PADDINGTON ROAD HUGHESDALE VIC 3166

 2  1  1

Sold Price

\$700,000

Sold Date

04-Jun-25

Distance

1.54km



2/10 RUGBY ROAD HUGHESDALE VIC 3166

 2  1  1

Sold Price

^{RS} **\$692,000**

Sold Date

22-Jul-25

Distance

1.67km



8/23-27 SWINDON ROAD HUGHESDALE VIC 3166

 2  1  1

Sold Price

\$670,000

Sold Date

16-Apr-25

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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