Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1/16 Fellows Street, Hughesdale Vic 3166
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$790,000

Median sale price

Median price	\$672,000	Pro	perty Type U	nit		Suburb	Hughesdale
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Auc	areas or comparable property	1 1100	Date of Sale
1	1/89 Coorigil Rd CARNEGIE 3163	\$790,000	04/10/2025
2	12/95-101 Murrumbeena Rd MURRUMBEENA 3163	\$773,000	17/09/2025
3	5/14-18 Hotham St HUGHESDALE 3166	\$774,000	30/08/2025

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 six months.

This Statement of Information was prepared on:	15/11/2025 17:13



Date of sale











Property Type: Agent Comments

Indicative Selling Price \$790,000 **Median Unit Price** September quarter 2025: \$672,000

Comparable Properties



1/89 Coorigil Rd CARNEGIE 3163 (REI)

2



Price: \$790,000 Method: Auction Sale Date: 04/10/2025 **Property Type:** Unit

Agent Comments



12/95-101 Murrumbeena Rd MURRUMBEENA 3163 (REI) Agent Comments

2







Price: \$773,000 Method: Private Sale Date: 17/09/2025 Property Type: Unit



5/14-18 Hotham St HUGHESDALE 3166 (REI)

Price: \$774,000 Method: Auction Sale Date: 30/08/2025 Property Type: Unit





Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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