

# 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

1/16 Fellows Street, Hughesdale Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$790,000

### Median sale price

Median price \$672,000

Property Type Unit

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	Price	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



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)

Agent Comments



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



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



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



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

Agent Comments



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