

# 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

10/19-21 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)

Range between \$490,000

&

\$530,000

### Median sale price

Median price \$535,000

Property Type Unit

Suburb Hughesdale

Period - From 01/01/2025

to 31/03/2025

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	3/19-21 Willesden Rd HUGHESDALE 3166	\$510,000	23/04/2025
2	201/28 Swindon Rd HUGHESDALE 3166	\$530,000	29/03/2025
3	8/50 Poath Rd HUGHESDALE 3166	\$535,000	19/03/2025

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:

20/05/2025 14:35



2   
 1   
 1

**Rooms:** 5

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$490,000 - \$530,000

**Median Unit Price**

March quarter 2025: \$535,000

## Comparable Properties



**3/19-21 Willesden Rd HUGHESDALE 3166 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 23/04/2025

**Property Type:** Apartment



**201/28 Swindon Rd HUGHESDALE 3166 (VG)**

**Agent Comments**

2   
 -   
 -

**Price:** \$530,000

**Method:** Sale

**Date:** 29/03/2025

**Property Type:** Strata Unit/Flat



**8/50 Poath Rd HUGHESDALE 3166 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$535,000

**Method:** Sold Before Auction

**Date:** 19/03/2025

**Property Type:** Apartment

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