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								
Range betweer	n \$490,000		&		\$530,000			
Median sale price								
Median price	\$535,000	Pro	operty Type	Unit			Suburb	Hughesdale
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress 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









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) 2 1 2 1 Price: \$510,000 Method: Private Sale Date: 23/04/2025 Property Type: Apartment	Agent Comments
201/28 Swindon Rd HUGHESDALE 3166 (VG) 2 Price: \$530,000 Method: Sale Date: 29/03/2025 Property Type: Strata Unit/Flat	Agent Comments
8/50 Poath Rd HUGHESDALE 3166 (REI/VG) 2 1 1 1 Price: \$535,000 Method: Sold Before Auction Date: 19/03/2025 Property Type: Apartment	Agent Comments

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



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