

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

2/23 PADDINGTON 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Jul 2024

to

30 Jun 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

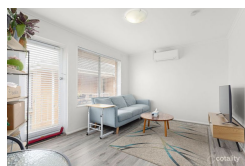
Date of sale

5/2 PADDINGTON ROAD HUGHESDALE VIC 3166	\$420,000	18-Jun-25
7/9 CLAPHAM ROAD HUGHESDALE VIC 3166	\$485,000	11-Apr-25
1/5 CREWE ROAD HUGHESDALE VIC 3166	\$455,000	03-Mar-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: 29 July 2025



5/2 PADDINGTON ROAD HUGHESDALE VIC 3166

2 1 1

Sold Price

^{RS} **\$420,000** Sold Date **18-Jun-25**

Distance **0.19km**



7/9 CLAPHAM ROAD HUGHESDALE VIC 3166

2 1 1

Sold Price

\$485,000 Sold Date **11-Apr-25**

Distance **0.16km**



1/5 CREWE ROAD HUGHESDALE VIC 3166

2 1 1

Sold Price

\$455,000 Sold Date **03-Mar-25**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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