

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

3/50 POATH 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Sep 2024

to

31 Aug 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

9/12A TOWARD STREET MURRUMBEENA VIC 3163	\$369,000	02-May-25
1/5 WILSON STREET MURRUMBEENA VIC 3163	\$368,000	27-Aug-25
6/5 WILSON STREET MURRUMBEENA VIC 3163	\$357,000	15-May-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: 09 September 2025



9/12A TOWARD STREET MURRUMBEENA VIC 3163

 1  1  1

Sold Price

\$369,000

Sold Date **02-May-25**

Distance

0.64km



1/5 WILSON STREET MURRUMBEENA VIC 3163

 1  1  1

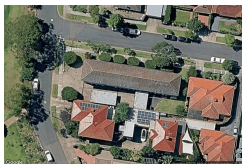
Sold Price

^{RS} **\$368,000**

Sold Date **27-Aug-25**

Distance

0.72km



6/5 WILSON STREET MURRUMBEENA VIC 3163

 1  1  1

Sold Price

\$357,000

Sold Date **15-May-25**

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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