

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

32 Simmonds Street, Hughesdale Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Hughesdale

Period - From

01/07/2024

to

30/06/2025

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	158 Poath Rd HUGHESDALE 3166	\$1,315,000	11/07/2025
2	28 Hallow St BENTLEIGH EAST 3165	\$1,268,888	30/06/2025
3	10 Sumersett Av OAKLEIGH SOUTH 3167	\$1,270,000	07/06/2025

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:

04/08/2025 12:19

32 Simmonds Street, Hughesdale Vic 3166



3 1 0

Rooms: 7
Property Type: House
Land Size: 591.152 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending June 2025: \$1,450,000

Comparable Properties



158 Poath Rd HUGHESDALE 3166 (REI)

Agent Comments

3 1 2

Price: \$1,315,000
Method: Private Sale
Date: 11/07/2025
Property Type: House
Land Size: 565 sqm approx



28 Hallow St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,268,888
Method: Private Sale
Date: 30/06/2025
Property Type: House



10 Sumersett Av OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

3 1 2

Price: \$1,270,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 618 sqm approx

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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