

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 4/25 Paddington Road, Hughesdale 3166

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$630,000 & \$690,000

## Median sale price

Median price \$535,000 Property type Unit Suburb Hughesdale

Period - From 01/01/2025 to 31/03/2025 Source R.E.I.V

## Comparable property sales

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
8/23 Swindon Road, Hughesdale 3166	\$670,000	16/04/2025
5/33-35 Golf Links Avenue, Oakleigh 3166	\$710,000	05/04/2025
2/3 Golf Road, Oakleigh South 3167	\$660,000	06/02/2025

This Statement of Information was prepared on: 26/05/2025