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	42 Bowen Street, Hughesdale Vic 3166
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,400,000	&	\$2,600,000

Median sale price

Median price	\$1,350,000	Pro	perty Type	House		Suburb	Hughesdale
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	4 Callander St HUGHESDALE 3166	\$2,530,000	20/09/2025
2	61 Latham St BENTLEIGH EAST 3165	\$2,410,000	06/09/2025
3	14 Lydson St MURRUMBEENA 3163	\$2,550,000	16/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/10/2025 14:45



JellisCraig

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Indicative Selling Price \$2,400,000 - \$2,600,000 **Median House Price** September quarter 2025: \$1,350,000





Property Type: House (Res) **Agent Comments**

Comparable Properties



4 Callander St HUGHESDALE 3166 (REI)

Price: \$2,530,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res)

Agent Comments



61 Latham St BENTLEIGH EAST 3165 (REI)

Agent Comments

Price: \$2,410,000 Method: Auction Sale Date: 06/09/2025

Property Type: House (Res) Land Size: 709 sqm approx

14 Lydson St MURRUMBEENA 3163 (REI/VG)

Price: \$2,550,000 Method: Private Sale

Date: 16/08/2025 Property Type: House (Res) Land Size: 627 sqm approx **Agent Comments**



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