

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

42 Bowen Street, Hughesdale Vic 3166

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

\$1,465,000

Property Type

House

Suburb

Hughesdale

Period - From

01/01/2025

to

31/03/2025

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	41 Rosella St MURRUMBEENA 3163	\$2,350,000	02/04/2025
2	29 Omama Rd MURRUMBEENA 3163	\$2,500,000	01/04/2025
3			

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:

29/04/2025 10:59



 4  2  2

Property Type: House

Agent Comments

Comparable Properties



41 Rosella St MURRUMBEENA 3163 (REI)

Agent Comments

 4  2  2

Price: \$2,350,000

Method: Expression of Interest

Date: 02/04/2025

Property Type: House (Res)

Land Size: 627 sqm approx



29 Omama Rd MURRUMBEENA 3163 (REI)

Agent Comments

 5  2  3

Price: \$2,500,000

Method: Private Sale

Date: 01/04/2025

Property Type: House (Res)

Land Size: 948 sqm approx

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.