

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

45 Euston Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,525,000

&

\$1,677,500

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	1 Rowena Rd MALVERN EAST 3145	\$1,780,000	14/04/2025
2	91 Carlisle Cr HUGHESDALE 3166	\$1,552,000	01/03/2025
3	56 Abbotsford Av MALVERN EAST 3145	\$1,520,000	25/02/2025

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:

08/05/2025 11:14



Property Type:
Agent Comments

Indicative Selling Price
\$1,525,000 - \$1,677,500
Median House Price
March quarter 2025: \$1,465,000

Comparable Properties



1 Rowena Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$1,780,000
Method: Private Sale
Date: 14/04/2025
Property Type: House
Land Size: 664 sqm approx



91 Carlisle Cr HUGHESDALE 3166 (REI/VG) Agent Comments



Price: \$1,552,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 696 sqm approx



56 Abbotsford Av MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$1,520,000
Method: Private Sale
Date: 25/02/2025
Property Type: House
Land Size: 631 sqm approx