## 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		9/100-104 Poath Road, Hughesdale VIC 3166									
ndicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price \$595,000											
Median sale price											
Median price	\$684,00	0	Pro	operty Type	Unit			Suburb	Hughesd	ale	
Period - From 28/04/2025 to 27/10/2025 Source Cor							Cotality	ality™			
Comparable property sales (*Delete A or B below as applicable)											
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.											
Address of comparable property								Р	rice	ı	Date of sale
3/369 Neerim Road Carnegie VIC 3163								\$5	590,000	1	4/08/2025
								•		•	

This Statement of Information was prepared on:



28/10/2025