

# 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 Dallas Avenue, Hughesdale Vic 3166

### Indicative selling price

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

Range between \$1,475,000

&

\$1,575,000

### 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 | 22 Calembeena Av HUGHESDALE 3166 | \$1,402,185 | 07/04/2025   |
| 2 | 12 Euston Rd HUGHESDALE 3166     | \$1,700,000 | 22/03/2025   |
| 3 | 20 Dalston Rd HUGHESDALE 3166    | \$1,450,000 | 22/02/2025   |

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:

16/04/2025 09:51



3 1 1

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 752 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,475,000 - \$1,575,000  
**Median House Price**  
 March quarter 2025: \$1,465,000

## Comparable Properties



**22 Calembeena Av HUGHESDALE 3166 (REI)**

Agent Comments

3 1 1

**Price:** \$1,402,185  
**Method:** Private Sale  
**Date:** 07/04/2025  
**Property Type:** House  
**Land Size:** 715 sqm approx



**12 Euston Rd HUGHESDALE 3166 (REI)**

Agent Comments

3 1 2

**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)



**20 Dalston Rd HUGHESDALE 3166 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222