

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

8 Wilbur Crescent, Hughesdale VIC 3166

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,390,000

Property Type

House

Suburb

Hughesdale

Period - From

01/01/2025

to

30/06/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|---------------------------------------|-------------|--------------|
| 6 Paddington Road Hughesdale VIC 3166 | \$1,480,000 | 15/03/2025 |
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| | | |

This Statement of Information was prepared on:

01/07/2025