

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

1/31 Darling Street, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	1/59 Tudor St BENTLEIGH EAST 3165	\$1,010,000	31/05/2025
2	2/10 Clapham Rd HUGHESDALE 3166	\$1,140,000	14/05/2025
3	1/44 Gowrie St BENTLEIGH EAST 3165	\$1,080,000	07/04/2025

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:

04/07/2025 09:54



3
 1
 2

Rooms: 4

Property Type: House (Res)

Land Size: 428 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2025: \$1,465,000

Comparable Properties



1/59 Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments

3
 1
 2

Price: \$1,010,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Unit

Land Size: 306 sqm approx



2/10 Clapham Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,140,000

Method: Auction Sale

Date: 14/05/2025

Property Type: Unit



1/44 Gowrie St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,080,000

Method: Sold Before Auction

Date: 07/04/2025

Property Type: House (Res)

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