

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

2/1 Bletchley Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$963,500 Property Type Townhouse Suburb Hughesdale

Period - From 18/07/2024 to 17/07/2025 Source Property Data

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	3/7 Bletchley Rd HUGHESDALE 3166	\$965,000	07/05/2025
2	2/52 Willesden Rd HUGHESDALE 3166	\$962,000	16/04/2025
3	45/262-274 Poath Rd HUGHESDALE 3166	\$960,000	01/04/2025

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:

18/07/2025 13:32



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median Townhouse Price
18/07/2024 - 17/07/2025: \$963,500

Comparable Properties



3/7 Bletchley Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

3 2 2

Price: \$965,000
Method: Private Sale
Date: 07/05/2025
Property Type: Townhouse (Single)



2/52 Willesden Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

3 2 2

Price: \$962,000
Method: Auction Sale
Date: 16/04/2025
Property Type: Townhouse (Single)



45/262-274 Poath Rd HUGHESDALE 3166 (REI)

Agent Comments

3 1 2

Price: \$960,000
Method: Private Sale
Date: 01/04/2025
Property Type: Townhouse (Single)

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



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