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	3/32 Poath Road, Hughesdale Vic 3166
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$684,000	Pro	perty Type	Jnit		Suburb	Hughesdale
Period - From	01/07/2024	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	2/47-49 Willesden Rd HUGHESDALE 3166	\$811,000	31/05/2025
2	4/48 Barkly St HUGHESDALE 3166	\$780,000	28/02/2025
3	4/13 Wilson St MURRUMBEENA 3163	\$820,000	15/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/07/2025 15:22









Rooms: 4

Property Type: Unit

Land Size: 122 sqm approx

Agent Comments

Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price** Year ending June 2025: \$684,000

Comparable Properties



2/47-49 Willesden Rd HUGHESDALE 3166 (REI)

Agent Comments

Price: \$811,000 Method: Auction Sale Date: 31/05/2025 Property Type: Unit



4/48 Barkly St HUGHESDALE 3166 (REI/VG)



Agent Comments

Price: \$780.000

Method: Sold Before Auction

Date: 28/02/2025 Property Type: Unit



4/13 Wilson St MURRUMBEENA 3163 (REI/VG)

Price: \$820,000 Method: Auction Sale Date: 15/02/2025 Property Type: Unit

Agent Comments

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036





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