

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

3/32 Poath Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$684,000

Property Type Unit

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	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 comparable properties 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



 2
  1
  2

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

 2
  1
  2

Price: \$811,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Unit



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

Agent Comments

 2
  1
  2

Price: \$780,000

Method: Sold Before Auction

Date: 28/02/2025

Property Type: Unit



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

Agent Comments

 2
  1
  1

Price: \$820,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Unit

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