

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

11/596 Neerim Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Hughesdale

Period - From 01/04/2025

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	3/35 Chadstone Rd MALVERN EAST 3145	\$678,500	21/06/2025
2	8/23 Swindon Rd HUGHESDALE 3166	\$670,000	16/04/2025
3	2/19 Alma St MALVERN EAST 3145	\$625,000	03/04/2025

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 11:24



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Rooms: 1
Property Type: Unit
Land Size: 116 sqm approx
Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median Unit Price
 June quarter 2025: \$670,000

Comparable Properties



3/35 Chadstone Rd MALVERN EAST 3145 (REI)

Agent Comments

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Price: \$678,500
Method: Auction Sale
Date: 21/06/2025
Property Type: Villa



8/23 Swindon Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 2
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  1

Price: \$670,000
Method: Auction Sale
Date: 16/04/2025
Property Type: Unit



2/19 Alma St MALVERN EAST 3145 (REI/VG)

Agent Comments

 2
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Price: \$625,000
Method: Private Sale
Date: 03/04/2025
Property Type: Unit

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