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 betweer	\$600,000		&		\$650,000				
Median sale price									
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Hughesdale	
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress 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) 2 1 1 1 Price: \$678,500 Method: Auction Sale Date: 21/06/2025 Property Type: Villa	Agent Comments
8/23 Swindon Rd HUGHESDALE 3166 (REI/VG) 2 1 2 1 Price: \$670,000 Method: Auction Sale Date: 16/04/2025 Property Type: Unit	Agent Comments
2/19 Alma St MALVERN EAST 3145 (REI/VG) 2 1 2 1 1 1 Price: \$625,000 Method: Private Sale Date: 03/04/2025 Property Type: Unit	Agent Comments

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