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

71 Willesden Road, Hughesdale Vic 3166

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing			
Range betwee	en \$1,550,000		&		\$1,650,000				
Median sale price									
Median price	\$1,465,000	Pro	operty Type	Hou	se		Suburb	Hughesdale	
Period - From	01/01/2025	to	31/03/2025		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.

Ade	dress of comparable property	Price	Date of sale
1	27 Darling St HUGHESDALE 3166	\$1,690,000	18/06/2025
2	32 Willesden Rd HUGHESDALE 3166	\$1,500,000	27/05/2025
3	35 Willesden Rd HUGHESDALE 3166	\$1,566,000	26/04/2025

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:

02/07/2025 17:25



woodards





Property Type: House Land Size: 833 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price March quarter 2025: \$1,465,000

Comparable Properties

	27 Darling St HUGHESDALE 3166 (REI) 3 1 3 3 Price: \$1,690,000 Method: Private Sale Date: 18/06/2025 Property Type: House Land Size: 766 sqm approx	Agent Comments
REGM	32 Willesden Rd HUGHESDALE 3166 (REI/VG) 4 1 6 4 Price: \$1,500,000 Method: Private Sale Date: 27/05/2025 Property Type: House Land Size: 694 sqm approx	Agent Comments
	35 Willesden Rd HUGHESDALE 3166 (REI) 2 2 3 Price: \$1,566,000 Method: Auction Sale Date: 26/04/2025 Property Type: House (Res) Land Size: 696 sqm approx	Agent Comments

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036



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