

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,465,000

Property Type House

Suburb Hughesdale

Period - From 01/01/2025

to

31/03/2025

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	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



 4  1  2

**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)**

Agent Comments

 3  1  3

**Price:** \$1,690,000  
**Method:** Private Sale  
**Date:** 18/06/2025  
**Property Type:** House  
**Land Size:** 766 sqm approx



**32 Willesden Rd HUGHESDALE 3166 (REI/VG)**

Agent Comments

 4  1  4

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 27/05/2025  
**Property Type:** House  
**Land Size:** 694 sqm approx



**35 Willesden Rd HUGHESDALE 3166 (REI)**

Agent Comments

 2  2  3

**Price:** \$1,566,000  
**Method:** Auction Sale  
**Date:** 26/04/2025  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx

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