

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

9 Dallas Avenue, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,425,000

&

\$1,525,000

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	22 Calembeena Av HUGHESDALE 3166	\$1,402,185	07/04/2025
2	24 Tudor St BENTLEIGH EAST 3165	\$1,520,000	04/04/2025
3	20 Dalston Rd HUGHESDALE 3166	\$1,450,000	22/02/2025

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:

16/05/2025 14:50



3 1 2

Property Type: House
Land Size: 752 sqm approx
Agent Comments

Indicative Selling Price
 \$1,425,000 - \$1,525,000
Median House Price
 March quarter 2025: \$1,465,000

Comparable Properties



22 Calembeena Av HUGHESDALE 3166 (REI)

Agent Comments

3 1 1

Price: \$1,402,185
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 715 sqm approx



24 Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,520,000
Method: Sold Before Auction
Date: 04/04/2025
Property Type: House
Land Size: 684 sqm approx



20 Dalston Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

3 1 2

Price: \$1,450,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 700 sqm approx

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