

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

56 Willesden Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,480,000

&

\$1,600,000

Median sale price

Median price \$1,451,093

Property Type House

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 Julis St BENTLEIGH EAST 3165	\$1,635,000	06/09/2025
2	72 Dalny Rd MURRUMBEENA 3163	\$1,630,000	05/08/2025
3	32 Willesden Rd HUGHESDALE 3166	\$1,500,000	27/05/2025

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:

11/09/2025 17:49



4 3 3

Property Type: House
Land Size: 696 sqm approx
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,600,000
Median House Price
June quarter 2025: \$1,451,093

Comparable Properties



3 Julis St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 3

Price: \$1,635,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 585 sqm approx



72 Dalny Rd MURRUMBEENA 3163 (REI)

Agent Comments

4 2 2

Price: \$1,630,000
Method: Private Sale
Date: 05/08/2025
Property Type: House
Land Size: 602 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