

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

1/16 Fellows Street, Hughesdale Vic 3166

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$651,000

Property Type

Unit

Suburb

Hughesdale

Period - From

17/10/2024

to

16/10/2025

Source

Property Data

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	3/41 Paddington Rd HUGHESDALE 3166	\$695,000	31/08/2025
2	5/14-18 Hotham St HUGHESDALE 3166	\$774,000	30/08/2025
3	4/25 Paddington Rd HUGHESDALE 3166	\$700,000	04/06/2025

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:

17/10/2025 13:16



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
17/10/2024 - 16/10/2025: \$651,000

Comparable Properties

3/41 Paddington Rd HUGHESDALE 3166 (REI)

Agent Comments



Price: \$695,000
Method:
Date: 31/08/2025
Property Type: Unit



5/14-18 Hotham St HUGHESDALE 3166 (REI)

Agent Comments



Price: \$774,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit



4/25 Paddington Rd HUGHESDALE 3166 (REI/VG)

Agent Comments



Price: \$700,000
Method: Auction Sale
Date: 04/06/2025
Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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