

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

14 Fellows Street, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,460,000

Property Type House

Suburb Hughesdale

Period - From 07/11/2024

to

06/11/2025

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	21 Canterbury St HUGHESDALE 3166	\$1,640,000	18/10/2025
2	9 Dallas Av HUGHESDALE 3166	\$1,550,000	18/10/2025
3	12 Carmelo Av MALVERN EAST 3145	\$1,550,000	12/07/2025

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:

07/11/2025 10:35



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
07/11/2024 - 06/11/2025: \$1,460,000

Comparable Properties



21 Canterbury St HUGHESDALE 3166 (REI) Agent Comments



Price: \$1,640,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 722 sqm approx



9 Dallas Av HUGHESDALE 3166 (REI) Agent Comments



Price: \$1,550,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House
Land Size: 752 sqm approx



12 Carmelo Av MALVERN EAST 3145 (REI) Agent Comments



Price: \$1,550,000
Method: Private Sale
Date: 12/07/2025
Property Type: House
Land Size: 843 sqm approx

