

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

4/13 Swindon Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Hughesdale

Period - From

01/10/2025

to

31/12/2025

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	2/4 Normanby St HUGHESDALE 3166	\$651,000	17/12/2025
2	2/18 Normanby St HUGHESDALE 3166	\$725,000	14/10/2025
3	1/596 Neerim Rd HUGHESDALE 3166	\$672,000	20/08/2025

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:

28/01/2026 10:03



2
 1
 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2025: \$745,000

Comparable Properties



2/4 Normanby St HUGHESDALE 3166 (REI)

Agent Comments

2
 1
 1

Price: \$651,000

Method: Auction Sale

Date: 17/12/2025

Property Type: Unit



2/18 Normanby St HUGHESDALE 3166 (VG)

Agent Comments

2
 -
 -

Price: \$725,000

Method: Sale

Date: 14/10/2025

Property Type: Flat/Unit/Apartment (Res)



1/596 Neerim Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

2
 1
 1

Price: \$672,000

Method: Private Sale

Date: 20/08/2025

Property Type: Unit

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