

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

8/47-49 Willesden Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$850,000 & \$935,000

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	1/1 Arthur St MURRUMBEENA 3163	\$890,000	22/11/2025
2	2/9-11 Poet Rd BENTLEIGH EAST 3165	\$850,000	19/11/2025
3	2/6 Crosbie Rd MURRUMBEENA 3163	\$905,000	11/10/2025

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:

16/02/2026 11:02



 2  1  1

Rooms: 3

Property Type: Unit

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

December quarter 2025: \$745,000

Comparable Properties



1/1 Arthur St MURRUMBEENA 3163 (REI)

Agent Comments

 2  1  1

Price: \$890,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Unit



2/9-11 Poet Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  1

Price: \$850,000

Method: Sold Before Auction

Date: 19/11/2025

Property Type: Unit



2/6 Crosbie Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$905,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Unit

Account - Ray White Carnegie | P: 03 9571 6777 | F: 03 8574 8899