

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 \$700,000 & \$770,000

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 | 3/19-21 Alma St MALVERN EAST 3145 | \$700,000 | 21/02/2026 |
| 2 | 2/45 Hobart Rd MURRUMBEENA 3163 | \$736,000 | 25/10/2025 |
| 3 | 6/30 Coorigil Rd CARNEGIE 3163 | \$737,000 | 09/09/2025 |

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: 02/03/2026 09:25



2
 1
 1

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median Unit Price
 December quarter 2025: \$745,000

Comparable Properties



3/19-21 Alma St MALVERN EAST 3145 (REI)

Agent Comments

2
 1
 1

Price: \$700,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit



2/45 Hobart Rd MURRUMBEENA 3163 (REI)

Agent Comments

2
 1
 1

Price: \$736,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit



6/30 Coorigil Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2
 1
 1

Price: \$737,000
Method: Private Sale
Date: 09/09/2025
Property Type: Unit

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