

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

8/14-18 Hotham Street, Hughesdale Vic 3166

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$688,000

Property Type Unit

Suburb Hughesdale

Period - From 20/08/2025

to

19/08/2026

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	4/25 Paddington Rd HUGHESDALE 3166	\$735,000	01/08/2026
2	14A Cabena Cr CHADSTONE 3148	\$690,000	25/07/2026
3	2/24 Bowen St HUGHESDALE 3166	\$705,000	16/06/2026

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:

20/08/2026 17:03



2 1 1

Property Type: Villa Unit

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

20/08/2025 - 19/08/2026: \$688,000

Comparable Properties

4/25 Paddington Rd HUGHESDALE 3166 (REI)

Agent Comments

2 1 1

Price: \$735,000

Method:

Date: 01/08/2026

Property Type: Unit



14A Cabena Cr CHADSTONE 3148 (REI)

Agent Comments

2 1 2

Price: \$690,000

Method: Private Sale

Date: 25/07/2026

Property Type: Villa



2/24 Bowen St HUGHESDALE 3166 (REI/VG)

Agent Comments

2 1 2

Price: \$705,000

Method: Sold Before Auction

Date: 16/06/2026

Property Type: Unit

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