

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

158 Poath Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$1,465,000

Property Type House

Suburb Hughesdale

Period - From 01/01/2025

to

31/03/2025

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	179 Murrumbeena Rd MURRUMBEENA 3163	\$1,215,000	15/03/2025
2	8b Crewe Rd HUGHESDALE 3166	\$1,290,000	12/12/2024
3			

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:

03/06/2025 08:14



2 1 2

Property Type: House (Res)
Land Size: 565 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
March quarter 2025: \$1,465,000

Comparable Properties

179 Murrumbeena Rd MURRUMBEENA 3163 (VG)

[Agent Comments](#)

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Price: \$1,215,000
Method: Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 696 sqm approx



8b Crewe Rd HUGHESDALE 3166 (RE/|VG)

[Agent Comments](#)

3 1 2

Price: \$1,290,000
Method: Sold Before Auction
Date: 12/12/2024
Property Type: House
Land Size: 683 sqm approx

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.