

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

2/1079 North Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,567,500 Property Type House Suburb Hughesdale

Period - From 01/04/2025 to 31/03/2026 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	22b Tambet St BENTLEIGH EAST 3165	\$950,000	07/02/2026
2	1/101 Willesden Rd HUGHESDALE 3166	\$900,000	28/01/2026
3	5g Mackie Rd BENTLEIGH EAST 3165	\$1,100,000	21/11/2025

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:

28/04/2026 10:56



 4  2  2

Property Type: Townhouse

Comparable Properties



22b Tambet St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$950,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Unit



1/101 Willesden Rd HUGHESDALE 3166 (VG)

Agent Comments

 3  -  -

Price: \$900,000

Method: Sale

Date: 28/01/2026

Property Type: Flat/Unit/Apartment (Res)



5g Mackie Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: Townhouse (Res)

Land Size: 206 sqm approx