

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

2/23 Swindon Road, Hughesdale Vic 3166

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Hughesdale

Period - From

01/01/2026

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	4/13 Swindon Rd HUGHESDALE 3166	\$666,000	21/02/2026
2	2/4 Normanby St HUGHESDALE 3166	\$651,000	17/12/2025
3	2/7 Warrigal Rd HUGHESDALE 3166	\$652,000	13/12/2025

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:

05/05/2026 12:00



 2
  1
  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

March quarter 2026: \$660,000

Comparable Properties



4/13 Swindon Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$666,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Unit



2/4 Normanby St HUGHESDALE 3166 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$651,000

Method: Auction Sale

Date: 17/12/2025

Property Type: Unit



2/7 Warrigal Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$652,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Unit

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036