

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

29/61 HUGHES AVENUE EDITHVALE VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$869,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

25/61 HUGHES AVENUE EDITHVALE VIC 3196	\$772,000	16-Jan-26
4/61 HUGHES AVENUE EDITHVALE VIC 3196	\$745,000	18-Jun-25
1/61 HUGHES AVENUE EDITHVALE VIC 3196	\$737,000	06-May-25

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 6 months.~~

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**25/61 HUGHES AVENUE
EDITHVALE VIC 3196**

2 1 2

Sold Price

\$772,000

Sold Date

16-Jan-26

Distance

0.06km



**4/61 HUGHES AVENUE EDITHVALE
VIC 3196**

2 1 1

Sold Price

\$745,000

Sold Date

18-Jun-25

Distance

0.1km



**1/61 HUGHES AVENUE EDITHVALE
VIC 3196**

2 1 2

Sold Price

\$737,000

Sold Date

06-May-25

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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