

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

4/3 CREWE ROAD HUGHESDALE VIC 3166

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

\$725,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,500

Property type

Unit

Suburb

Hughesdale

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

4/25 PADDINGTON ROAD HUGHESDALE VIC 3166	\$735,000	01-Aug-26
2/24 BOWEN STREET HUGHESDALE VIC 3166	\$705,000	17-Jun-26
34/262-274 POATH ROAD HUGHESDALE VIC 3166	\$781,500	18-Jul-26

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.~~

This Statement of Information was prepared on: 14 August 2026

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**4/25 PADDINGTON ROAD
HUGHESDALE VIC 3166**

 2  1  1

Sold Price

^{RS}

\$735,000

Sold Date **01-Aug-26**

Distance

0.1km



**2/24 BOWEN STREET
HUGHESDALE VIC 3166**

 2  1  2

Sold Price

\$705,000

Sold Date **17-Jun-26**

Distance

0.86km



**34/262-274 POATH ROAD
HUGHESDALE VIC 3166**

 2  1  2

Sold Price

^{RS}

\$781,500

Sold Date **18-Jul-26**

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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