

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

1/12 RUGBY 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Mar 2025

to

28 Feb 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

2/575 NEERIM ROAD HUGHESDALE VIC 3166	\$690,000	21-Mar-26
7/128 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$736,000	24-Feb-26
2/15 PAGET STREET HUGHESDALE VIC 3166	\$750,000	01-Nov-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.~~

This Statement of Information was prepared on: 23 March 2026



**2/575 NEERIM ROAD
HUGHESDALE VIC 3166**

2 1 1

Sold Price ^{RS} **\$690,000** Sold Date **21-Mar-26**

Distance **0.54km**



**7/128 MURRUMBEENA ROAD
MURRUMBEENA VIC 3163**

2 2 2

Sold Price ^{RS} **\$736,000** ^{UN} Sold Date **24-Feb-26**

Distance **1.78km**



**2/15 PAGET STREET HUGHESDALE
VIC 3166**

2 1 1

Sold Price **\$750,000** Sold Date **01-Nov-25**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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