

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

7/9 CLAPHAM 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

1/5 CREWE ROAD HUGHESDALE VIC 3166	\$455,000	06-Mar-25
3/23 PADDINGTON ROAD HUGHESDALE VIC 3166	\$450,750	09-Oct-24
3/2 PADDINGTON ROAD HUGHESDALE VIC 3166	\$395,000	03-Feb-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: 25 March 2025



**1/5 CREWE ROAD HUGHESDALE
VIC 3166**

2 1 1

Sold Price

^{RS}

\$455,000

Sold Date

06-Mar-25

Distance

0.28km



**3/23 PADDINGTON ROAD
HUGHESDALE VIC 3166**

2 1 -

Sold Price

\$450,750

Sold Date

09-Oct-24

Distance

0.16km



**3/2 PADDINGTON ROAD
HUGHESDALE VIC 3166**

2 1 1

Sold Price

^{RS}

\$395,000

Sold Date

03-Feb-25

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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