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: 2/1079 North Road, Hughesdale Vic 3166

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $969,750 Property Type Townhouse Suburb Hughesdale

Period - From 21/05/2025 to 20/05/2026 Source Property Data

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	1/101 Willesden Rd HUGHESDALE 3166	$900,000	28/01/2026
2	1/910 Centre Rd BENTLEIGH EAST 3165	$865,000	26/11/2025
3			

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: 21/05/2026 10:03

2/1079 North Road, Hughesdale Vic 3166

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4 2 2

Property Type: Townhouse

Indicative Selling Price
$800,000 - $850,000
Median Townhouse Price
21/05/2025 - 20/05/2026: $969,750

Comparable Properties



1/101 Willesden Rd HUGHESDALE 3166 (VG)

3 - -

Price: $900,000
Method: Sale
Date: 28/01/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/910 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

3 2 1

Price: $865,000
Method: Private Sale
Date: 26/11/2025
Property Type: Townhouse (Single)

Agent Comments

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.

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