Statement of Information

Single residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address Including suburb and postcode	72A CARLISLE CRESCENT, 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		Lower price		Higher price
	Or range between	$700,000	&	$770,000

Additional entries may be included or attached as required.

Suburb house median sale price

Median price	$746,250	Suburb	HUGHESDALE
Period - From	04/10/25	To	04/04/25
Source	Corelogic		

Comparable property sales

A* These are the details of the three properties that the estate agent or agent's representative considers to be most comparable to the property for sale. These properties must be of the same type or class as the property for sale, been sold within the last six months, and located within two kilometres of the property for sale.

Address of comparable property	Price	Date of sale
4/7 CARLISLE CRESCENT, HUGHESDALE	$770,000	09/11/25

This Statement of Information was prepared on: 04/04/25