Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/25 Paddington Road, Hughesdale 3166

Indicative selling price

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

Single price	$	or range between	$630,000	&	$690,000

Median sale price

Median price	$535,000	Property type	Unit	Suburb	Hughesdale
Period - From	01/01/2025	to	31/03/2025	Source	R.E.I.V

Comparable property sales

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
8/23 Swindon Road, Hughesdale 3166	$670,000	16/04/2025
5/33-35 Golf Links Avenue, Oakleigh 3166	$710,000	05/04/2025
2/3 Golf Road, Oakleigh South 3167	$660,000	06/02/2025

This Statement of Information was prepared on: 26/05/2025