

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

25/50 POATH 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

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 May 2024

to

30 Apr 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

8/50 POATH ROAD HUGHESDALE VIC 3166	\$535,000	19-Mar-25
27/50 POATH ROAD HUGHESDALE VIC 3166	\$531,000	17-Dec-24
7/9 CLAPHAM ROAD HUGHESDALE VIC 3166	\$485,000	11-Apr-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: 14 May 2025

Lambros Bollas
P 90888608
M 0413 861 979
E lambros.b@obrienrealestate.com.au



**8/50 POATH ROAD HUGHESDALE
VIC 3166**

Sold Price

\$535,000

Sold Date

19-Mar-25

 2

 1

 1

Distance

0km



**27/50 POATH ROAD HUGHESDALE
VIC 3166**

Sold Price

\$531,000

Sold Date

17-Dec-24

 2

 1

 1

Distance

0km



**7/9 CLAPHAM ROAD
HUGHESDALE VIC 3166**

Sold Price

^{RS} **\$485,000**

Sold Date

11-Apr-25

 2

 1

 -

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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