

# 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

3/12 Clapham Road, Hughesdale Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$930,000

### Median sale price

Median price \$965,000 Property Type Townhouse Suburb Hughesdale

Period - From 19/02/2025 to 18/02/2026 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	1a Lawrance St MURRUMBEENA 3163	\$990,000	20/11/2025
2	3/8 Westminster St OAKLEIGH 3166	\$878,000	22/10/2025
3	1/506 Neerim Rd MURRUMBEENA 3163	\$946,000	22/10/2025

**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: 19/02/2026 07:48



3   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$930,000  
**Median Townhouse Price**  
19/02/2025 - 18/02/2026: \$965,000

## Comparable Properties



**1a Lawrance St MURRUMBEENA 3163 (REI/VG)**

[Agent Comments](#)

3   1   2

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 20/11/2025  
**Property Type:** House



**3/8 Westminster St OAKLEIGH 3166 (REI/VG)**

[Agent Comments](#)

3   1   1

**Price:** \$878,000  
**Method:** Sold Before Auction  
**Date:** 22/10/2025  
**Property Type:** Unit



**1/506 Neerim Rd MURRUMBEENA 3163 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$946,000  
**Method:** Sold Before Auction  
**Date:** 22/10/2025  
**Property Type:** Townhouse (Res)

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480