

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

19/262-274 Poath Road, Hughesdale Vic 3166
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Indicative selling price

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

Single price

\$839,000

Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Hughesdale

Period - From

01/10/2025

to

31/12/2025

Source

REIV

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	3/15 Kangaroo Rd MURRUMBEENA 3163	\$830,000	31/01/2026
2	1/251 Murrumbeena Rd MURRUMBEENA 3163	\$840,000	08/11/2025
3	2/166-168 Poath Rd HUGHESDALE 3166	\$855,000	04/10/2025

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:

16/02/2026 08:13



2 1 1

Rooms: 4
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$839,000
Median Unit Price
 December quarter 2025: \$745,000

Comparable Properties



3/15 Kangaroo Rd MURRUMBEENA 3163 (VG)

Agent Comments

2 - -

Price: \$830,000
Method: Sale
Date: 31/01/2026
Property Type: Flat/Unit/Apartment (Res)



1/251 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$840,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit



2/166-168 Poath Rd HUGHESDALE 3166 (REI)

Agent Comments

2 1 2

Price: \$855,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Unit

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