

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

16 Fintonia Street, Hughesdale Vic 3166

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$1,735,000 Property Type House 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	42 Bowen St HUGHESDALE 3166	\$2,680,000	15/11/2025
2	40 Castlewood St BENTLEIGH EAST 3165	\$3,000,000	14/10/2025
3	4 Callander St HUGHESDALE 3166	\$2,530,000	20/09/2025

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:

05/02/2026 10:58



 5  2.5  4

Rooms: 4
Property Type: House (Res)
Land Size: 620 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,700,000
Median House Price
 December quarter 2025: \$1,735,000

Comparable Properties



42 Bowen St HUGHESDALE 3166 (REI)

 4  2  2

Price: \$2,680,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments

renovated older home single storey a little different but similar location.



40 Castlewood St BENTLEIGH EAST 3165 (REI/VG)

 5  4  4

Price: \$3,000,000
Method: Private Sale
Date: 14/10/2025
Property Type: House
Land Size: 574 sqm approx

Agent Comments

a little larger , location further out, larger block.



4 Callander St HUGHESDALE 3166 (REI/VG)

 4  3  2

Price: \$2,530,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

Older home, similar location, smaller home .