

# 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

2/7 Freda Street, 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 \$960,000 & \$1,050,000

### 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	3/7 Dunoon St MURRUMBEENA 3163	\$1,025,000	27/11/2025
2	1a Lawrance St MURRUMBEENA 3163	\$990,000	20/11/2025
3	3/262-274 Poath Rd HUGHESDALE 3166	\$991,000	10/10/2025

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:

26/02/2026 14:59

2/7 Freda Street, Hughesdale Vic 3166



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$960,000 - \$1,050,000  
**Median Unit Price**  
December quarter 2025: \$745,000

## Comparable Properties



3/7 Dunoon St MURRUMBEENA 3163 (REI/VG)

Agent Comments



**Price:** \$1,025,000  
**Method:** Sold Before Auction  
**Date:** 27/11/2025  
**Property Type:** Townhouse (Res)



1a Lawrance St MURRUMBEENA 3163 (REI/VG)

Agent Comments



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



3/262-274 Poath Rd HUGHESDALE 3166 (REI)

Agent Comments



**Price:** \$991,000  
**Method:** Sold Before Auction  
**Date:** 10/10/2025  
**Property Type:** Townhouse (Res)

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