

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

19/34 Maroo Street, Hughesdale Vic 3166

Indicative selling price

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

Single price \$770,000

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	1/16 Fellows St HUGHESDALE 3166	\$773,000	24/12/2025
2	1/52 Hotham St HUGHESDALE 3166	\$800,000	03/12/2025
3	2/15 Paget St HUGHESDALE 3166	\$750,000	31/10/2025

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:

04/02/2026 21:22

Ryan Newbond

9572 1666

0431 263 855

rnewbond@woodards.com.au

Indicative Selling Price

\$770,000

Median Unit Price

December quarter 2025: \$745,000



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



1/16 Fellows St HUGHESDALE 3166 (REI)

[Agent Comments](#)

 2  1  1

Price: \$773,000

Method: Private Sale

Date: 24/12/2025

Property Type: Unit

1/52 Hotham St HUGHESDALE 3166 (VG)

[Agent Comments](#)

 2  -  -

Price: \$800,000

Method: Sale

Date: 03/12/2025

Property Type: Flat/Unit/Apartment (Res)



2/15 Paget St HUGHESDALE 3166 (REI/VG)

[Agent Comments](#)

 2  1  -

Price: \$750,000

Method: Private Sale

Date: 31/10/2025

Property Type: Unit

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