

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

18 Arthur Street, Hughesdale VIC 3166

Indicative selling price

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

Single price

\$1,460,000

Median sale price

Median price

\$1,413,888

Property Type

House

Suburb

Hughesdale

Period - From

22/09/2024

to

21/03/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
26 Doris St, Murrumbeena Vic	\$1,401,000	15/02/2025

This Statement of Information was prepared on:

22/03/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

18 Arthur Street, Hughesdale VIC 3166



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Property Type: House
Campbell Kilsby
0395926522
0402 212 093
ckilsby@kayburton.com.au
Indicative Selling Price
-
Median House Price
Year ending March 2025: \$1,413,888

Comparable Properties



26 Doris St, Murrumbeena Vic

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Price: \$1,401,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House
Land Size: 616 sqm approx

Account - Kay & Burton Bayside | P: +61 3 9592 6522