

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

189 Hudsons Road, Spotswood Vic 3015

Indicative selling price

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

Single price

\$975,000

Median sale price

Median price

\$1,044,500

Property Type

House

Suburb

Spotswood

Period - From

01/01/2026

to

31/03/2026

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	21 Arras St SPOTSWOOD 3015	\$950,000	09/06/2026
2	5 Cullen St SPOTSWOOD 3015	\$1,040,000	23/05/2026
3	1/3 Mary St SPOTSWOOD 3015	\$975,000	13/02/2026

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:

27/06/2026 14:42



3 2 2

Rooms: 4
Property Type: House
Land Size: 186 sqm approx

Agent Comments

Free-standing three bedroom house, lock-up garage

Indicative Selling Price

\$975,000

Median House Price

March quarter 2026: \$1,044,500

Comparable Properties



21 Arras St SPOTSWOOD 3015 (REI)

3 2 3

Price: \$950,000
Method: Private Sale
Date: 09/06/2026
Property Type: Townhouse (Single)
Land Size: 240 sqm approx

Agent Comments

Same development, smaller internally and attached, but has a larger portion of land which is all front and side land, no backyard.



5 Cullen St SPOTSWOOD 3015 (REI)

3 2 2

Price: \$1,040,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Townhouse (Res)

Agent Comments

Similar location and land size (16m2 smaller). Newer build and finishes, but attached on one side.



1/3 Mary St SPOTSWOOD 3015 (REI/VG)

3 2 1

Price: \$975,000
Method: Private Sale
Date: 13/02/2026
Property Type: House
Land Size: 236 sqm approx

Agent Comments

Larger, but older and apart of a body corporate.

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