

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

Range between \$950,000 & \$990,000

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	5 Cullen St SPOTSWOOD 3015	\$1,040,000	23/05/2026
2	25c The Avenue SPOTSWOOD 3015	\$1,050,000	23/04/2026
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:

02/06/2026 14:33



3 2 2

Rooms: 4
Property Type: House (Res)
Land Size: 186 sqm approx

Agent Comments

Free-standing three bedroom house, lock-up garage

Indicative Selling Price

\$950,000 - \$990,000

Median House Price

March quarter 2026: \$1,044,500

Comparable Properties



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.



25c The Avenue SPOTSWOOD 3015 (REI/VG)

3 2 2

Price: \$1,050,000
Method: Private Sale
Date: 23/04/2026
Property Type: Townhouse (Single)
Land Size: 228 sqm approx

Agent Comments

Larger but older build and finishes. 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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