

80 Poath Road

HUGHESDALE



MORTGAGEE'S SALE

SALE BY **EXPRESSIONS OF INTEREST**

CLOSING TUESDAY 8 SEPTEMBER 2026 AT 3:00PM (AEST)

JARREL
Estate Agents

Introduction

Jarrel Estate Agents is proud to present for sale 80 Poath Road, Hughesdale, a Commercial 1 zoned freehold of approximately 217m²* directly opposite Hughesdale Railway Station, offered via Expressions of Interest.

The property carries an approved planning permit for a four storey mixed use building comprising a ground floor restaurant, three residential apartments, a caretaker's dwelling and a top level dining area with rooftop terrace. Secure the freehold and its existing improvements today, build under the permit already in place, or landbank moments from Chadstone Shopping Centre.

Exclusive Selling Agents



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Executive Summary

PROPERTY ADDRESS	80 Poath Road, Hughesdale VIC 3166
METHOD OF SALE	Expressions of Interest, closing Tuesday 8 September 2026 at 3:00pm (AEST)
PROPERTY OVERVIEW	Two storey freehold shop and dwelling with rear lane access, holding an approved permit for a four storey mixed use redevelopment.
LAND AREA	216.76m ² * per the approved drawing set, approximately 42.7m x 5.1m
LAND & TITLE PARTICULARS	Lot 1 on Title Plan 707264
ZONING	Commercial 1 Zone (C1Z) under the Monash Planning Scheme, allowing a broad range of uses
PLANNING PERMIT	TPA/55128 for a four storey mixed use building. Extended 5 May 2026; development to commence by 30 April 2028 and be completed by 30 April 2030.
IMPROVEMENTS	Ground floor shop and dwelling, self contained rear studio, and a two bedroom first floor apartment

*All sizes and amounts are approximate. The vendor and their agents do not hold themselves responsible for errors, omissions or discrepancies, if any, in these particulars, which have been compiled to the best of their ability but are not guaranteed. Interested parties must rely on their own enquiries and the Contract of Sale.



Property Overview

PERMIT APPROVED MAIN ROAD DEVELOPMENT OPPORTUNITY

Directly opposite Hughesdale Railway Station, this rare freehold offers:

- Approved planning permit TPA/55128 for a four storey mixed use building
- Ground floor restaurant of approximately 153m²* plus top level dining and rooftop terrace
- Three residential apartments plus a caretaker's dwelling
- Four car spaces via mechanical car stacker
- Poath Road frontage with rear lane access
- Zoning Commercial 1 under the Monash Planning Scheme
- Existing two storey improvements including a two bedroom apartment
- Approximately 800m* to Chadstone Shopping Centre



80 POATH ROAD, HUGHESDALE

At a Glance

217 m²*

TOTAL LAND AREA

4 storeys

APPROVED BY PERMIT

3 apartments

PLUS CARETAKER'S DWELLING

153 m²*

GROUND FLOOR RESTAURANT

4 car spaces

VIA CAR STACKER

800 m*

TO CHADSTONE

The Approved Development

“Construction of a four storey building comprising a commercial premises, a caretakers dwelling and three residential apartments.”

Planning Permit TPA/55128, permit description



Artist impression of the approved building in the Poath Road streetscape*

PERMIT NUMBER	TPA/55128
RESPONSIBLE AUTHORITY	Monash City Council
DATE ISSUED	30 April 2024, at the direction of VCAT
EXTENSION GRANTED	5 May 2026
MUST COMMENCE BY	30 April 2028
MUST BE COMPLETED BY	30 April 2030
ALSO PERMITS	Reduction of the car parking requirement for the commercial premises (Clause 52.06-3)

Approved unit schedule

LEVEL	USE	FLOOR AREA	BALCONY
Ground	Restaurant / commercial, plus parking, bins and WC	153.09m ² *	
Level 1	Apartment 1	82.35m ² *	9.10m ² *
Level 1	Apartment 2	56.43m ² *	9.73m ² *
Level 2	Apartment 3 (caretaker's dwelling)	82.35m ² *	9.10m ² *
Level 2	Apartment 4	56.43m ² *	9.73m ² *
Level 3	Restaurant dining and rooftop terrace	53.90m ² *	

Permit condition 3: the caretaker's dwelling (Apartment 3) may only be occupied by staff or a supervisor of the ground and third level restaurant.

Condition 1 (endorsed plans) remains to be satisfied prior to commencement of the development.



Artist impression*



Location

80 Poath Road sits in the Hughesdale village strip directly opposite the rebuilt Hughesdale Railway Station, with trains to Melbourne CBD and direct access to public bus services.

Chadstone Shopping Centre, home to international luxury brands, a 10 level office tower and hotel, is approximately 800m* away. Monash University's Caulfield campus is minutes up the line, and the M1 Freeway connects the area to the CBD and the south east.

The surrounding strip has seen a wave of new mixed use apartment development on both sides of Poath Road, underpinning the approved redevelopment of the subject property.

**CHADSTONE
SHOPPING
CENTRE**

**M1
FREEWAY**

80 POATH ROAD



**HUGHESDALE
STATION**

POATH ROAD



Existing Improvements

The existing two storey building comprises a ground floor shop and dwelling with its own bathroom, a self contained studio at the rear with bathroom and laundry, and a two bedroom apartment upstairs, currently leased.

Holding income: TBA.



The site from above, Poath Road at right

The Property & Surrounds



Suburb Profile: Hughesdale

Hughesdale is a tightly held pocket of Melbourne's south east, sitting between Oakleigh and Murrumbeena. The suburb's rail corridor has been transformed by the level crossing removal program, and its proximity to Chadstone and Monash University keeps demand for housing and retail space consistently strong.

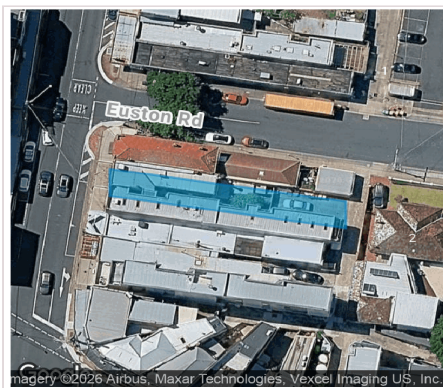
\$1,500,000

MEDIAN HOUSE PRICE, HUGHESDALE

Source: REIV, March quarter 2026

Zoning

The property is zoned Commercial 1 (C1Z) under the Monash Planning Scheme, allowing a broad range of commercial and residential uses.



Method of Sale Expressions of Interest

80 Poath Road, Hughesdale is offered for sale by Expressions of Interest, closing Tuesday 8 September 2026 at 3:00pm (AEST).

To discuss the property in greater detail or to arrange an inspection, please contact the exclusive selling agents.

Terms of Sale

DEPOSIT

TBC

SETTLEMENT

TBC

Contact

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