

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

1/147 Kangaroo Road, Hughesdale Vic 3166

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Hughesdale

Period - From

23/12/2024

to

22/12/2025

Source

Property Data

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	17 Princess St OAKLEIGH 3166	\$1,090,000	12/12/2025
2	1/86 Willesden Rd HUGHESDALE 3166	\$1,280,000	19/09/2025
3	1/16 Mora Av OAKLEIGH 3166	\$1,251,000	06/09/2025

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:

23/12/2025 11:25



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
23/12/2024 - 22/12/2025: \$1,500,000

Comparable Properties



17 Princess St OAKLEIGH 3166 (REI)

Agent Comments



Price: \$1,090,000
Method: Private Sale
Date: 12/12/2025
Property Type: House



1/86 Willesden Rd HUGHESDALE 3166 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 19/09/2025
Property Type: House (Res)



1/16 Mora Av OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$1,251,000
Method: Sold Before Auction
Date: 06/09/2025
Property Type: Townhouse (Res)
Land Size: 254 sqm approx