

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

Single price

\$1,200,000

Median sale price

Median price

\$1,735,000

Property Type

House

Suburb

Hughesdale

Period - From

01/10/2025

to

31/12/2025

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	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	33 William St OAKLEIGH 3166	\$1,305,000	02/08/2025

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:

31/01/2026 12:52



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000
Median House Price
December quarter 2025: \$1,735,000

Comparable Properties



17 Princess St OAKLEIGH 3166 (REI)

Agent Comments



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



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)



33 William St OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$1,305,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 435 sqm approx