

# 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

2/6 Normanby Street, Hughesdale Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$670,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Hughesdale

Period - From 02/07/2025 to 01/07/2026 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 | 2/24 Bowen St HUGHESDALE 3166       | \$705,000 | 16/06/2026   |
| 2 | 6/1328 Dandenong Rd HUGHESDALE 3166 | \$638,000 | 16/06/2026   |
| 3 | 2/23 Swindon Rd HUGHESDALE 3166     | \$688,000 | 30/05/2026   |

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:

02/07/2026 14:51



2   
 1   
 2

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$630,000 - \$670,000

**Median Unit Price**

02/07/2025 - 01/07/2026: \$680,000

## Comparable Properties



**2/24 Bowen St HUGHESDALE 3166 (REI)**

**Agent Comments**

2   
 1   
 2

**Price:** \$705,000

**Method:** Sold Before Auction

**Date:** 16/06/2026

**Property Type:** Unit



**6/1328 Dandenong Rd HUGHESDALE 3166 (REI)**

**Agent Comments**

2   
 1   
 2

**Price:** \$638,000

**Method:** Private Sale

**Date:** 16/06/2026

**Property Type:** Villa



**2/23 Swindon Rd HUGHESDALE 3166 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$688,000

**Method:** Auction Sale

**Date:** 30/05/2026

**Property Type:** Unit

**Account -** Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222