

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

2/5 Camden Road, Hughesdale Vic 3166

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,588,500

Property Type

House

Suburb

Hughesdale

Period - From

01/07/2025

to

30/06/2026

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	14a Poet Rd BENTLEIGH EAST 3165	\$1,105,000	08/05/2026
2	1/12 Swindon Rd HUGHESDALE 3166	\$1,150,000	25/03/2026
3	1/147 Kangaroo Rd HUGHESDALE 3166	\$1,155,000	07/03/2026

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:

27/07/2026 09:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000
Median House Price
Year ending June 2026: \$1,588,500

Comparable Properties



14a Poet Rd BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$1,105,000
Method: Sale
Date: 08/05/2026
Property Type: Flat/Unit/Apartment (Res)



1/12 Swindon Rd HUGHESDALE 3166 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: Townhouse (Res)
Land Size: 313 sqm approx



1/147 Kangaroo Rd HUGHESDALE 3166 (REI/VG)

Agent Comments



Price: \$1,155,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House

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