

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

5/21 Camden Road, Hughesdale Vic 3166

Indicative selling price

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

Range between

\$480,000

&

\$528,000

Median sale price

Median price

\$691,000

Property Type

Unit

Suburb

Hughesdale

Period - From

21/07/2025

to

20/07/2026

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	1/10 Crewe Rd HUGHESDALE 3166	\$585,000	24/04/2026
2	1/1c Kangaroo Rd MURRUMBEENA 3163	\$540,000	09/04/2026
3	3/10 Crewe Rd HUGHESDALE 3166	\$575,000	10/02/2026

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:

21/07/2026 17:08



Property Type:
Agent Comments

Indicative Selling Price

\$480,000 - \$528,000

Median Unit Price

21/07/2025 - 20/07/2026: \$691,000

Comparable Properties



1/10 Crewe Rd HUGHESDALE 3166 (REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 24/04/2026
Property Type: Apartment



1/1c Kangaroo Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$540,000
Method: Auction Sale
Date: 09/04/2026
Property Type: Apartment



3/10 Crewe Rd HUGHESDALE 3166 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 10/02/2026
Property Type: Apartment

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