

## 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 1/147 Kangaroo Road, Hughesdale Vic 3166  
Including suburb and postcode

#### 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

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