

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

49 Calembeena Avenue, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,489,000

Property Type House

Suburb Hughesdale

Period - From 01/10/2024

to 31/12/2024

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	36 Howe St MURRUMBEENA 3163	\$1,575,000	01/03/2025
2	91 Carlisle Cr HUGHESDALE 3166	\$1,552,000	01/03/2025
3	136 Atherton Rd OAKLEIGH 3166	\$1,690,000	01/10/2024

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:

05/03/2025 16:47



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Property Type: House

Comparable Properties



36 Howe St MURRUMBEENA 3163 (REI)

Agent Comments

3 1 4

Price: \$1,575,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 597 sqm approx



91 Carlisle Cr HUGHESDALE 3166 (REI)

Agent Comments

4 2 4

Price: \$1,552,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House
Land Size: 696 sqm approx



136 Atherton Rd OAKLEIGH 3166 (VG)

Agent Comments

3 - -

Price: \$1,690,000
Method: Sale
Date: 01/10/2024
Property Type: House (Res)
Land Size: 619 sqm approx