

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

5/2 Earlstown Road, Hughesdale Vic 3166

Indicative selling price

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

Range between

\$990,000

&

\$1,089,000

Median sale price

Median price

\$960,000

Property Type

Townhouse

Suburb

Hughesdale

Period - From

03/10/2024

to

02/10/2025

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	2/12 Leroux St OAKLEIGH 3166	\$1,020,000	19/09/2025
2	3/2 Rosella St MURRUMBEENA 3163	\$990,000	03/07/2025
3	6/33 Howe St MURRUMBEENA 3163	\$1,050,000	25/04/2025

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:

03/10/2025 09:51



3 2 2

Property Type:
Agent Comments

Indicative Selling Price
\$990,000 - \$1,089,000
Median Townhouse Price
03/10/2024 - 02/10/2025: \$960,000

Comparable Properties



2/12 Leroux St OAKLEIGH 3166 (REI)

Agent Comments

3 2 1

Price: \$1,020,000
Method: Private Sale
Date: 19/09/2025
Property Type: Townhouse (Single)
Land Size: 187 sqm approx



3/2 Rosella St MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000
Method: Private Sale
Date: 03/07/2025
Property Type: Townhouse (Res)



6/33 Howe St MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000
Method: Private Sale
Date: 25/04/2025
Property Type: Townhouse (Res)