

# 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 55a Euston Road, Hughesdale Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$1,980,000

### Median sale price

Median price \$1,567,500 Property Type House Suburb Hughesdale

Period - From 01/04/2025 to 31/03/2026 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	33 Tamar Gr OAKLEIGH 3166	\$1,800,000	01/04/2026
2	17 Ardyne St MURRUMBEENA 3163	\$1,950,000	26/02/2026
3			

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: 29/04/2026 14:23



 5  2  2

**Property Type:** House  
**Land Size:** 613 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,850,000 - \$1,980,000  
**Median House Price**  
 Year ending March 2026: \$1,567,500

## Comparable Properties



**33 Tamar Gr OAKLEIGH 3166 (REI)**

 4  2  1

**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 01/04/2026  
**Property Type:** House (Res)

Agent Comments

Smaller land size, less accommodation, inferior location



**17 Ardyne St MURRUMBEENA 3163 (REI/VG)**

 4  2  1

**Price:** \$1,950,000  
**Method:** Sold Before Auction  
**Date:** 26/02/2026  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx

Agent Comments

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.

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