

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$688,000 Property Type Unit Suburb Hughesdale

Period - From 01/04/2026 to 30/06/2026 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	1/10 Crewe Rd HUGHESDALE 3166	\$585,000	24/04/2026
2	3/10 Crewe Rd HUGHESDALE 3166	\$575,000	10/02/2026
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:

09/07/2026 11:35



 2    1    1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

June quarter 2026: \$688,000

## Comparable Properties



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

**Agent Comments**

 2    1    1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 24/04/2026

**Property Type:** Apartment



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

**Agent Comments**

 2    1    1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 10/02/2026

**Property Type:** Apartment

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.

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



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