

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 2/6 Normanby Street, Hughesdale Vic 3166

Indicative selling price

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

Range between \$670,000 & \$730,000

Median sale price

Median price \$691,000 Property Type Unit Suburb Hughesdale

Period - From 13/05/2025 to 12/05/2026 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	19/34 Maroo St HUGHESDALE 3166	\$765,000	28/03/2026
2	1/4 Normanby St HUGHESDALE 3166	\$701,000	25/03/2026
3	2/4 Normanby St HUGHESDALE 3166	\$651,000	17/12/2025

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: 13/05/2026 11:38



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

13/05/2025 - 12/05/2026: \$691,000

Comparable Properties



19/34 Maroo St HUGHESDALE 3166 (REI)

Agent Comments

2 1 1

Price: \$765,000

Method: Private Sale

Date: 28/03/2026

Property Type: Unit



1/4 Normanby St HUGHESDALE 3166 (REI)

Agent Comments

2 1 1

Price: \$701,000

Method: Sold Before Auction

Date: 25/03/2026

Property Type: Unit



2/4 Normanby St HUGHESDALE 3166 (REI/VG)

Agent Comments

2 1 1

Price: \$651,000

Method: Auction Sale

Date: 17/12/2025

Property Type: Unit

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