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<br>Including suburb and postcode | 1/36 Darling Street, Hughesdale Vic 3166 |

## Indicative selling price

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

Range between $1,150,000 & $1,250,000

## 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 | 116a Tambet St BENTLEIGH EAST 3165 | $1,175,000 | 21/03/2026 |
| 2 | 1/147 Kangaroo Rd HUGHESDALE 3166 | $1,155,000 | 07/03/2026 |
| 3 | 1/591 Neerim Rd HUGHESDALE 3166 | $1,280,000 | 28/02/2026 |

**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: 15/04/2026 12:01

# 1/36 Darling Street, Hughesdale Vic 3166



3 1.5 2

**Property Type:** Townhouse (Single)
**Land Size:** 306 sqm approx

Agent Comments

**Indicative Selling Price**
$1,150,000 - $1,250,000
**Median House Price**
Year ending March 2026: $1,567,500

## Comparable Properties




**116a Tambet St BENTLEIGH EAST 3165 (REI)**

3 2 2

**Price:** $1,175,000
**Method:** Auction Sale
**Date:** 21/03/2026
**Property Type:** Unit
**Land Size:** 308 sqm approx

Agent Comments



**1/147 Kangaroo Rd HUGHESDALE 3166 (REI/VG)**

3 2 2

**Price:** $1,155,000
**Method:** Auction Sale
**Date:** 07/03/2026
**Property Type:** House

Agent Comments



**1/591 Neerim Rd HUGHESDALE 3166 (REI)**

3 1 2

**Price:** $1,280,000
**Method:** Auction Sale
**Date:** 28/02/2026
**Property Type:** House (Res)

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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