

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

11 Dumblane Street, Hughesdale Vic 3166

Indicative selling price

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

Range between

\$1,500,000

&

\$1,550,000

Median sale price

Median price

\$1,735,000

Property Type

House

Suburb

Hughesdale

Period - From

01/10/2025

to

31/12/2025

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	9 Dallas Av HUGHESDALE 3166	\$1,550,000	18/10/2025
2	3 Erindale St MURRUMBEENA 3163	\$1,535,000	13/09/2025
3	8 Wilbur Cr HUGHESDALE 3166	\$1,530,000	02/08/2025

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:

30/01/2026 13:48



3 1 2

Property Type: House
Land Size: 613 sqm approx

Agent Comments

Set on a generous 613sqm allotment with a north-facing rear yard, presents a beautifully preserved brick period home in one of Hughesdale's most tightly held streets

Indicative Selling Price

\$1,500,000 - \$1,550,000

Median House Price

December quarter 2025: \$1,735,000

Comparable Properties



9 Dallas Av HUGHESDALE 3166 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,550,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House
Land Size: 752 sqm approx



3 Erindale St MURRUMBEENA 3163 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,535,000
Method: Sold Before Auction
Date: 13/09/2025
Property Type: House (Res)
Land Size: 564 sqm approx



8 Wilbur Cr HUGHESDALE 3166 (REI/VG)

[Agent Comments](#)

3 1 4

Price: \$1,530,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 605 sqm approx