

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

24/1554-1556 Dandenong Road, Huntingdale Vic 3166

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$532,500

Property Type

Unit

Suburb

Huntingdale

Period - From

27/08/2024

to

26/08/2025

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	28/1554-1556 Dandenong Rd HUNTINGDALE 3166	\$295,000	13/06/2025
2	15/110 Atherton Rd OAKLEIGH 3166	\$445,000	28/03/2025
3	23/1554 Dandenong Rd HUNTINGDALE 3166	\$380,000	13/03/2025

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:

27/08/2025 14:32



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
27/08/2024 - 26/08/2025: \$532,500

Comparable Properties



28/1554-1556 Dandenong Rd HUNTINGDALE 3166 (REI) Agent Comments



Price: \$295,000
Method: Private Sale
Date: 13/06/2025
Property Type: Apartment



15/110 Atherton Rd OAKLEIGH 3166 (REI/VG) Agent Comments



Price: \$445,000
Method: Private Sale
Date: 28/03/2025
Property Type: Apartment

23/1554 Dandenong Rd HUNTINGDALE 3166 (VG) Agent Comments



Price: \$380,000
Method: Sale
Date: 13/03/2025
Property Type: Strata Unit/Flat

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



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