Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

106/93 Warrigal Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$480,000	&	\$528,000
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Median sale price

Median price	\$660,500	Pro	perty Type Ur	it		Suburb	Hughesdale
Period - From	31/10/2024	to	30/10/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	11/50 Poath Rd HUGHESDALE 3166	\$490,000	20/09/2025
2	111/89 Atherton Rd OAKLEIGH 3166	\$575,000	08/09/2025
3	10/19-21 Willesden Rd HUGHESDALE 3166	\$530,000	27/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/10/2025 13:33











Property Type: Strata Unit/Flat Land Size: 711 sqm approx

Agent Comments

Indicative Selling Price \$480,000 - \$528,000 **Median Unit Price** 31/10/2024 - 30/10/2025: \$660,500

Comparable Properties

11/50 Poath Rd HUGHESDALE 3166 (REI)





Agent Comments

Price: \$490,000 Method: Auction Sale Date: 20/09/2025

Property Type: Apartment



111/89 Atherton Rd OAKLEIGH 3166 (REI/VG)

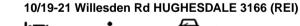




Price: \$575,000 Method: Private Sale Date: 08/09/2025

Property Type: Apartment

Agent Comments











Price: \$530,000 Method: Private Sale Date: 27/06/2025

Property Type: Apartment

Agent Comments

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



