

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

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

Median sale price

Median price

\$660,500

Property Type

Unit

Suburb

Hughesdale

Period - From

31/10/2024

to

30/10/2025

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	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 comparable properties 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)

Agent Comments



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



10/19-21 Willesden Rd HUGHESDALE 3166 (REI)

Agent Comments



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

