

## 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

1/1330 Dandenong 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 \$580,000 Property Type Unit Suburb Hughesdale

Period - From 15/12/2024 to 14/12/2025 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	G03/175 Kangaroo Rd HUGHESDALE 3166	\$448,000	07/08/2025
2	106/93 Warrigal Rd HUGHESDALE 3166	\$510,000	30/11/2025
3	106/95 Warrigal Rd HUGHESDALE 3166	\$486,500	19/11/2025

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:

15/12/2025 12:17



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$480,000 - \$528,000

**Median Unit Price**

15/12/2024 - 14/12/2025: \$580,000

## Comparable Properties

**G03/175 Kangaroo Rd HUGHESDALE 3166 (REI)**



Agent Comments

**Price:** \$448,000

**Method:**

**Date:** 07/08/2025

**Property Type:** Apartment



**106/93 Warrigal Rd HUGHESDALE 3166 (REI)**



Agent Comments

**Price:** \$510,000

**Method:** Auction Sale

**Date:** 30/11/2025

**Property Type:** Apartment



**106/95 Warrigal Rd HUGHESDALE 3166 (REI)**



Agent Comments

**Price:** \$486,500

**Method:** Auction Sale

**Date:** 19/11/2025

**Property Type:** Apartment

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