

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 \$430,000 & \$470,000

Median sale price

Median price \$745,000 Property Type Unit 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	209/63-65 Atherton Rd OAKLEIGH 3166	\$470,000	21/02/2026
2	101/79 Poath Rd MURRUMBEENA 3163	\$460,000	08/01/2026
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:

25/02/2026 11:21



Property Type:
Agent Comments

Indicative Selling Price
\$430,000 - \$470,000
Median Unit Price
December quarter 2025: \$745,000

Comparable Properties



209/63-65 Atherton Rd OAKLEIGH 3166 (REI)

Agent Comments



Price: \$470,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Apartment

101/79 Poath Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 08/01/2026
Property Type: Apartment



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

Agent Comments



Price: \$486,500
Method: Auction Sale
Date: 19/11/2025
Property Type: Apartment

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