

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 \$470,000 & \$500,000

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	5/405 Neerim Rd CARNEGIE 3163	\$477,500	13/03/2026
2	106/95 Warrigal Rd HUGHESDALE 3166	\$486,500	19/11/2025
3	9/24 Dunoon St MURRUMBEENA 3163	\$490,000	04/10/2025

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:

27/03/2026 11:41



Property Type:

Agent Comments

Comparable Properties



5/405 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$477,500

Method: Private Sale

Date: 13/03/2026

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



9/24 Dunoon St MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$490,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Apartment