

# 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

104/175 Kangaroo Road, Hughesdale Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$517,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb Hughesdale

Period - From 04/03/2025 to 03/03/2026 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	205/93 Warrigal Rd HUGHESDALE 3166	\$500,000	15/01/2026
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:

04/03/2026 10:12



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$470,000 - \$517,000

**Median Unit Price**

04/03/2025 - 03/03/2026: \$605,000

## Comparable Properties



**205/93 Warrigal Rd HUGHESDALE 3166 (REI/VG)**

**Agent Comments**

🛏️ 2 🚗 1 🚗 1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 15/01/2026

**Property Type:** Apartment



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

**Agent Comments**

🛏️ 2 🚗 1 🚗 1

**Price:** \$510,000

**Method:** Auction Sale

**Date:** 30/11/2025

**Property Type:** Apartment



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

**Agent Comments**

🛏️ 2 🚗 1 🚗 1

**Price:** \$486,500

**Method:** Auction Sale

**Date:** 19/11/2025

**Property Type:** Apartment

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



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