

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

Single price

\$460,000

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	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:

27/03/2026 14:34



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Property Type: Apartment

Agent Comments

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