

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

11/34 Maroo Street, Hughesdale Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$690,000

Median sale price

Median price \$688,000

Property Type Unit

Suburb Hughesdale

Period - From 07/08/2025

to

06/08/2026

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	2/23 Swindon Rd HUGHESDALE 3166	\$688,000	30/05/2026
2	7/1325 Dandenong Rd MALVERN EAST 3145	\$660,000	04/04/2026
3	2/575 Neerim Rd HUGHESDALE 3166	\$690,000	21/03/2026

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:

07/08/2026 10:30



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$690,000

Median Unit Price
07/08/2025 - 06/08/2026: \$688,000

Comparable Properties



2/23 Swindon Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 2  1  1

Price: \$688,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit



7/1325 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

 2  1  1

Price: \$660,000
Method: Private Sale
Date: 04/04/2026
Property Type: Villa



2/575 Neerim Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 2  1  1

Price: \$690,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit

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