

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

206/1384 Dandenong Road, Hughesdale Vic 3166

Indicative selling price

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

Single price

\$240,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Hughesdale

Period - From

01/04/2025

to

30/06/2025

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	6/24 Haughton Rd OAKLEIGH 3166		16/04/2025
2	6b Worcester St HUNTINGDALE 3166		09/04/2025
3	96 Poath Rd HUGHESDALE 3166	\$236,250	20/03/2025

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:

18/07/2025 14:20



Property Type: Strata Unit/Flat
Land Size: 2923 sqm approx
Agent Comments

Indicative Selling Price
\$240,000
Median Unit Price
June quarter 2025: \$670,000

Comparable Properties

6/24 Houghton Rd OAKLEIGH 3166 (VG)

Agent Comments



Price:
Method: Sale
Date: 16/04/2025
Property Type: Divorce/Estate/Family Transfers
Land Size: 471 sqm approx

6b Worcester St HUNTINGDALE 3166 (VG)

Agent Comments



Price:
Method: Sale
Date: 09/04/2025
Property Type: Divorce/Estate/Family Transfers
Land Size: 537 sqm approx



96 Poath Rd HUGHESDALE 3166 (VG)

Agent Comments



Price: \$236,250
Method: Sale
Date: 20/03/2025
Property Type: Retail (Com)
Land Size: 112 sqm approx