

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

1/1628 Dandenong Road, Huntingdale Vic 3166

Indicative selling price

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

Range between

\$780,000

&

\$858,000

Median sale price*

Median price

\$820,000

Property Type

Townhouse

Suburb

Huntingdale

Period - From

14/09/2024

to

01/02/2025

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	13/30 Kevin St MOUNT WAVERLEY 3149	\$749,950	30/01/2025
2	2/19 Calista Av OAKLEIGH EAST 3166	\$882,500	14/12/2024
3	18 Greta St OAKLEIGH EAST 3166	\$848,000	16/11/2024

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:

14/02/2025 11:00

1/1628 Dandenong Road, Huntingdale Vic 3166

RayWhite

Michael Renzella

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Indicative Selling Price

\$780,000 - \$858,000

Median Townhouse Price *

14/09/2024 - 01/02/2025: \$820,000

* Agent calculated median



3 2 2

Rooms: 4

Property Type: House (Res)

Land Size: 235 sqm approx

Agent Comments

Comparable Properties



13/30 Kevin St MOUNT WAVERLEY 3149 (REI)

Agent Comments

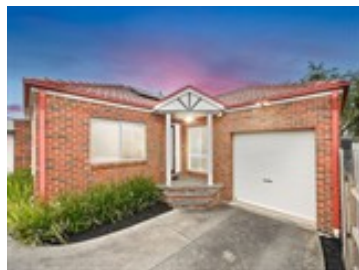
3 1 1

Price: \$749,950

Method: Private Sale

Date: 30/01/2025

Property Type: Unit



2/19 Calista Av OAKLEIGH EAST 3166 (REI)

Agent Comments

3 2 1

Price: \$882,500

Method: Auction Sale

Date: 14/12/2024

Property Type: Unit



18 Greta St OAKLEIGH EAST 3166 (REI)

Agent Comments

3 2 2

Price: \$848,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

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



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