

## 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

16/1554-1556 DANDENONG ROAD HUNTINGDALE VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$437,500

Property type

Unit

Suburb

Huntingdale

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

41/1554-1556 DANDENONG ROAD HUNTINGDALE VIC 3166	\$475,000	09-Oct-24
12/13 LOGIE STREET OAKLEIGH VIC 3166	\$460,000	19-Mar-25
11/82-86 ATHERTON ROAD OAKLEIGH VIC 3166	\$440,000	07-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 24 April 2025



**41/1554-1556 DANDENONG ROAD  
HUNTINGDALE VIC 3166**

2 1 2

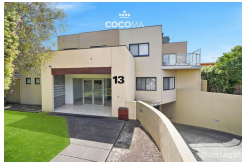
Sold Price

**\$475,000**

Sold Date **09-Oct-24**

Distance

**0km**



**12/13 LOGIE STREET OAKLEIGH  
VIC 3166**

2 1 1

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date **19-Mar-25**

Distance

**1.6km**



**11/82-86 ATHERTON ROAD  
OAKLEIGH VIC 3166**

2 1 1

Sold Price

<sup>RS</sup> **\$440,000**

Sold Date **07-Apr-25**

Distance

**1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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