

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

1560 Dandenong Road, Huntingdale Vic 3166

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,168,000

Property Type House

Suburb Huntingdale

Period - From 01/07/2024

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	13 Swanson Cr CHADSTONE 3148	\$1,580,000	31/05/2025
2	9 Turnbull Av OAKLEIGH EAST 3166	\$1,810,000	09/05/2025
3	38 Margaret St CLAYTON 3168	\$1,550,000	03/04/2025

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:

28/08/2025 17:17

1560 Dandenong Road, Huntingdale Vic 3166

Steven Zervas
0423767621
steven@heavyside.co



 5  2  4

Property Type: House
Land Size: 756 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending June 2025: \$1,168,000

Comparable Properties



13 Swanson Cr CHADSTONE 3148 (REI)

Agent Comments

 4  2  4

Price: \$1,580,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 805 sqm approx



9 Turnbull Av OAKLEIGH EAST 3166 (REI)

Agent Comments

 4  2  4

Price: \$1,810,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 753 sqm approx



38 Margaret St CLAYTON 3168 (REI/VG)

Agent Comments

 5  2  3

Price: \$1,550,000
Method: Private Sale
Date: 03/04/2025
Property Type: House
Land Size: 700 sqm approx

Account - Heavyside



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