Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale								
Address Including suburb and postcode		2/155 Kangaroo Road, Hughesdale VIC 3166							
Indicative selling price	e								
For the meaning of this p	orice see co	onsumer.vic.go	v.au/	underquo	ting				
Range between \$1,300	&		\$1,350,000						
Median sale price		_			ī				
Median price \$684,00	00	Property Type	Unit			Suburb	Hughesdale)	
Period - From 15/04/2	025 to 14/10/2025 Source Co				Cotality	ality™			
Comparable property	sales (*E	Delete A or B	belc	ow as ap _l	plica	ble)			
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.									
Address of comparable property						Pı	rice	Date of sale	
This Statement of Information was prepared on:						on: 1	15/10/2025		

