

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

Unit 4, 168 Kangaroo Road, Hughesdale

Indicative selling price

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

Single price \$* or range between \$700,000 & \$750,000

Median sale price

Median price \$965,000 Property type 3-bedroom unit Suburb Hughesdale

Period - From OCT 24 to SEPT 25 Source REA

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
3/46 Drummond St CHADSTONE 3148 VIC	\$760,000	July 2025
4/15-17 Warrigal Rd HUGHESDALE	\$790,000	Aug 2025

This Statement of Information was prepared on: 2/10/2025