

## 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

40/1554-1556 DANDENONG ROAD HUNTINGDALE VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$759,500

Property type

Unit

Suburb

Huntingdale

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 19/82-86 ATHERTON ROAD OAKLEIGH VIC 3166 | \$515,000 | 27-Jun-25 |
| 14B/79 ATHERTON ROAD OAKLEIGH VIC 3166   | \$537,500 | 23-Oct-25 |
| 106/93 WARRIGAL ROAD HUGHESDALE VIC 3166 | \$510,000 | 30-Nov-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: 10 December 2025



**19/82-86 ATHERTON ROAD  
OAKLEIGH VIC 3166**

 2  1  1

Sold Price

**\$515,000**

Sold Date

**27-Jun-25**

Distance

**1.07km**



**14B/79 ATHERTON ROAD  
OAKLEIGH VIC 3166**

 2  1  1

Sold Price

<sup>RS</sup> **\$537,500** <sup>UN</sup>

Sold Date

**23-Oct-25**

Distance

**1.07km**



**106/93 WARRIGAL ROAD  
HUGHESDALE VIC 3166**

 2  1  1

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**30-Nov-25**

Distance

**1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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