

# 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

G03/1330 Dandenong Road, Hughesdale VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$747,500

Property Type

Unit

Suburb

Hughesdale

Period - From

30/07/2025

to

29/01/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property            | Price     | Date of sale |
|---|-----------|--------------|
| 111/16 Woorayl Street Carnegie VIC 3163   | \$426,500 | 26/11/2025   |
| 206/63-65 Atherton Road Oakleigh VIC 3166 | \$410,000 | 24/09/2025   |
| 4/17 Shepparson Avenue Carnegie VIC 3163  | \$407,500 | 28/11/2025   |

This Statement of Information was prepared on:

30/01/2026