

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

g08/1338 Dandenong Road, Hughesdale Vic 3166

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$822,000

Property Type

Unit

Suburb

Hughesdale

Period - From

01/10/2024

to

31/12/2024

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	204/1344 Dandenong Rd HUGHESDALE 3166	\$480,000	21/02/2025
2	108/332 Neerim Rd CARNEGIE 3163	\$575,000	10/02/2025
3	608/1525 Dandenong Rd OAKLEIGH 3166	\$570,000	15/01/2025

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:

01/03/2025 16:53



Property Type:
Agent Comments

Indicative Selling Price
\$520,000
Median Unit Price
December quarter 2024: \$822,000

Comparable Properties



204/1344 Dandenong Rd HUGHESDALE 3166 (REI) Agent Comments



Price: \$480,000
Method: Private Sale
Date: 21/02/2025
Property Type: Apartment



108/332 Neerim Rd CARNEGIE 3163 (REI) Agent Comments



Price: \$575,000
Method: Private Sale
Date: 10/02/2025
Property Type: Apartment



608/1525 Dandenong Rd OAKLEIGH 3166 (REI) Agent Comments



Price: \$570,000
Method: Private Sale
Date: 15/01/2025
Property Type: Apartment
Land Size: 103 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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