

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 g04/1338 Dandenong Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$691,000 Property Type Unit Suburb Hughesdale

Period - From 06/05/2025 to 05/05/2026 Source Property Data

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	303/28 Swindon Rd HUGHESDALE 3166	\$590,000	26/04/2026
2	4/9 Railway Pde MURRUMBEENA 3163	\$665,000	13/04/2026
3	30/2-4 William St MURRUMBEENA 3163	\$580,000	27/02/2026

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: 06/05/2026 10:08



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

06/05/2025 - 05/05/2026: \$691,000

Comparable Properties



303/28 Swindon Rd HUGHESDALE 3166 (REI)

Agent Comments

2 2 1

Price: \$590,000

Method: Sold Before Auction

Date: 26/04/2026

Property Type: Apartment



4/9 Railway Pde MURRUMBEENA 3163 (REI)

Agent Comments

2 2 1

Price: \$665,000

Method: Sold Before Auction

Date: 13/04/2026

Property Type: Apartment



30/2-4 William St MURRUMBEENA 3163 (REI)

Agent Comments

2 2 1

Price: \$580,000

Method: Private Sale

Date: 27/02/2026

Property Type: Apartment

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