

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 3/571 Neerim Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$688,000 Property Type Unit Suburb Hughesdale

Period - From 01/07/2025 to 30/06/2026 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	19/34 Maroo St HUGHESDALE 3166	\$765,000	28/03/2026
2	1/4 Normanby St HUGHESDALE 3166	\$701,000	25/03/2026
3	3/19-21 Alma St MALVERN EAST 3145	\$700,000	21/02/2026

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: 09/07/2026 13:59



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Property Type: Unit
Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median Unit Price
 Year ending June 2026: \$688,000

Comparable Properties



19/34 Maroo St HUGHESDALE 3166 (REI/VG)

[Agent Comments](#)

2
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Price: \$765,000
Method: Private Sale
Date: 28/03/2026
Property Type: Unit
Land Size: 105 sqm approx



1/4 Normanby St HUGHESDALE 3166 (REI/VG)

[Agent Comments](#)

2
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Price: \$701,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: Unit



3/19-21 Alma St MALVERN EAST 3145 (REI)

[Agent Comments](#)

2
 1
 1

Price: \$700,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit

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