

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

206/29-31 SWINDON ROAD HUGHESDALE VIC 3166

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,500

Property type

Unit

Suburb

Hughesdale

Period-from

01 Aug 2025

to

31 Jul 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 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

110/28 SWINDON ROAD HUGHESDALE VIC 3166	\$550,000	11-Feb-26
201/28 SWINDON ROAD HUGHESDALE VIC 3166	\$530,000	29-Mar-25
403/28 SWINDON ROAD HUGHESDALE VIC 3166	\$515,000	02-Mar-26

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: 11 August 2026



**110/28 SWINDON ROAD
HUGHESDALE VIC 3166**

2 2 1

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **11-Feb-26**

Distance **0.08km**



**201/28 SWINDON ROAD
HUGHESDALE VIC 3166**

2 1 1

Sold Price **\$530,000** Sold Date **29-Mar-25**

Distance **0.08km**



**403/28 SWINDON ROAD
HUGHESDALE VIC 3166**

2 1 1

Sold Price **\$515,000** Sold Date **02-Mar-26**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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