

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

406/59-63 WARRIGAL 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

707/19-21 HANOVER STREET OAKLEIGH VIC 3166	\$386,000	16-Apr-25
213/6 DALGETY STREET OAKLEIGH VIC 3166	\$402,500	19-Mar-25
203/1344 DANDENONG ROAD HUGHESDALE VIC 3166	\$375,000	22-Jan-25

OR

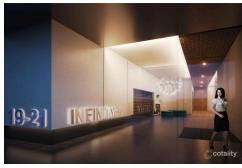
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 21 July 2025

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**707/19-21 HANOVER STREET
OAKLEIGH VIC 3166**
 1  1  1

Sold Price

\$386,000

Sold Date

16-Apr-25

Distance

0.48km

**213/6 DALGETY STREET
OAKLEIGH VIC 3166**
 1  1  1

Sold Price

\$402,500

Sold Date

19-Mar-25

Distance

0.77km

**203/1344 DANDENONG ROAD
HUGHESDALE VIC 3166**
 1  1  1

Sold Price

\$375,000

Sold Date

22-Jan-25

Distance

1.08km
RS = Recent sale

UN = Undisclosed Sale

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