Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/10 Rugby Road, Hughesdale Vic 3166

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|------------|--|
| Range betwee | \$620,000 | | & | | \$670,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$684,000 | Pro | operty Type | Unit | | | Suburb | Hughesdale | |
| Period - From | 01/07/2024 | to | 30/06/2025 | 5 | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 2/1 Leroux St OAKLEIGH 3166 | \$663,000 | 12/07/2025 |
| 2 | 3/35 Chadstone Rd MALVERN EAST 3145 | \$678,500 | 21/06/2025 |
| 3 | 3/26 Golf Links Av OAKLEIGH 3166 | \$640,000 | 31/05/2025 |

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:

17/07/2025 13:29









Property Type: Unit Agent Comments Indicative Selling Price \$620,000 - \$670,000 Median Unit Price Year ending June 2025: \$684,000

Comparable Properties

| 2/1 Leroux St OAKLEIGH 3166 (REI) 2 1 2 1 1 1 Price: \$663,000 Method: Auction Sale Date: 12/07/2025 Property Type: Unit | Agent Comments |
|--|----------------|
| 3/35 Chadstone Rd MALVERN EAST 3145 (REI) 2 1 Price: \$678,500 Method: Auction Sale Date: 21/06/2025 Property Type: Villa | Agent Comments |
| 3/26 Golf Links Av OAKLEIGH 3166 (REI) 2 1 1 1 Price: \$640,000 Method: Auction Sale Date: 31/05/2025 Property Type: Unit | Agent Comments |

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



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