

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

2/10 Rugby Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$684,000

Property Type Unit

Suburb Hughesdale

Period - From 01/07/2024

to 30/06/2025

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	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



2
 1
 1

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)

Agent Comments

2
 1
 1

Price: \$663,000

Method: Auction Sale

Date: 12/07/2025

Property Type: Unit



3/35 Chadstone Rd MALVERN EAST 3145 (REI)

Agent Comments

2
 1
 1

Price: \$678,500

Method: Auction Sale

Date: 21/06/2025

Property Type: Villa



3/26 Golf Links Av OAKLEIGH 3166 (REI)

Agent Comments

2
 1
 1

Price: \$640,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Unit

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