

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

4/27 Ross Street, Huntingdale Vic 3166

Indicative selling price

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

Range between \$395,000

&

\$399,999

Median sale price

Median price \$458,500

Property Type Unit

Suburb Huntingdale

Period - From 08/07/2024

to

07/07/2025

Source Property Data

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	2/10 Daly St OAKLEIGH EAST 3166	\$405,000	20/03/2025
2	3/10 Daly St OAKLEIGH EAST 3166	\$408,000	08/02/2025
3	6/254 Huntingdale Rd HUNTINGDALE 3166	\$400,000	17/01/2025

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:

08/07/2025 12:42