

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

206/175 Kangaroo Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$570,000 & \$590,000

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	311/28 Swindon Rd HUGHESDALE 3166	\$580,000	25/06/2025
2	106/16 Dalgety St OAKLEIGH 3166	\$599,000	04/06/2025
3	305/175 Kangaroo Rd HUGHESDALE 3166	\$575,000	30/04/2025

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:

07/08/2025 13:12



 2
  2
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$570,000 - \$590,000

Median Unit Price

Year ending June 2025: \$684,000

Comparable Properties



311/28 Swindon Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$580,000

Method: Private Sale

Date: 25/06/2025

Property Type: Apartment



106/16 Dalgety St OAKLEIGH 3166 (VG)

Agent Comments

 2
  -
  -

Price: \$599,000

Method: Sale

Date: 04/06/2025

Property Type: Strata Unit/Flat



305/175 Kangaroo Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 2
  2
  2

Price: \$575,000

Method: Private Sale

Date: 30/04/2025

Property Type: Apartment

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036