Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 206/175 Kangaroo Road, Hughesdale Vic 3166 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

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 | Pro | perty Type U | nit |] | Suburb | Hughesdale |
|---------------|------------|-----|--------------|-----|-------|--------|------------|
| Period - From | 01/07/2024 | to | 30/06/2025 | So | ource | 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

| Aut | areas or comparable property | 1 1100 | 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.

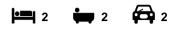
| This Statement of Information was prepared on: | 07/08/2025 13:12 |
|--|------------------|



Date of sale







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)

Price: \$580,000 Method: Private Sale Date: 25/06/2025

Property Type: Apartment

Agent Comments



106/16 Dalgety St OAKLEIGH 3166 (VG)





Agent Comments

Price: \$599.000 Method: Sale Date: 04/06/2025

Property Type: Strata Unit/Flat



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





Price: \$575,000 Method: Private Sale Date: 30/04/2025

Property Type: Apartment

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.