

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

403/28 SWINDON ROAD HUGHESDALE VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Unit

Suburb

Hughesdale

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

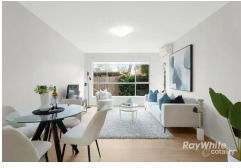
Date of sale

9/10 ALBERT AVENUE OAKLEIGH VIC 3166	\$567,000	06-Sep-25
4/110 ATHERTON ROAD OAKLEIGH VIC 3166	\$597,000	23-Oct-25
6/110 ATHERTON ROAD OAKLEIGH VIC 3166	\$593,600	01-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 02 February 2026


**9/10 ALBERT AVENUE OAKLEIGH
VIC 3166**

Sold Price

\$567,000

Sold Date

06-Sep-25
 2
  1
  1

Distance

0.68km

**4/110 ATHERTON ROAD OAKLEIGH
VIC 3166**

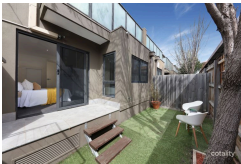
Sold Price

\$597,000

Sold Date

23-Oct-25
 2
  1
  1

Distance

0.87km

**6/110 ATHERTON ROAD OAKLEIGH
VIC 3166**

Sold Price

\$593,600

Sold Date

01-Nov-25
 2
  1
  1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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