

## 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

105/1330-1336 DANDENONG ROAD HUGHESDALE VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Unit

Suburb

Hughesdale

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

206/1399 DANDENONG ROAD MALVERN EAST VIC 3145	640000	29-Oct-24
106/1 EUCALYPT AVENUE MALVERN EAST VIC 3145	670000	04-Oct-24
108/60 BELGRAVE ROAD MALVERN EAST VIC 3145	570000	06-Sep-24

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.~~

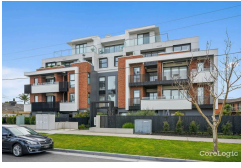
This Statement of Information was prepared on: 19 February 2025

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**206/1399 DANDENONG ROAD  
MALVERN EAST VIC 3145**

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Sold Price

<sup>RS</sup> **640000** <sup>UN</sup>Sold Date **29-Oct-24**Distance **0.36km****106/1 EUCALYPT AVENUE  
MALVERN EAST VIC 3145**

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Sold Price

**670000**Sold Date **04-Oct-24**Distance **1.85km****108/60 BELGRAVE ROAD  
MALVERN EAST VIC 3145**

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Sold Price

**570000**Sold Date **06-Sep-24**Distance **1.45km****RS** = Recent sale**UN** = Undisclosed Sale

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