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	205/93 WARRIGAL 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	$480,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$732,000	Property type	Unit	Suburb	Hughesdale
Period-from	01 Dec 2024	to	30 Nov 2025	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
106/93 WARRIGAL ROAD HUGHESDALE VIC 3166	$510,000	30-Nov-25
19/82-86 ATHERTON ROAD OAKLEIGH VIC 3166	$515,000	27-Jun-25
110/6 DALGETY STREET OAKLEIGH VIC 3166	$500,000	15-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: 21 December 2025