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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	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
205/93 WARRIGAL ROAD HUGHESDALE VIC 3166	$500,000	15-Jan-26
106/1525 DANDENONG ROAD OAKLEIGH VIC 3166	$510,000	08-Feb-26
G08/1338 DANDENONG ROAD HUGHESDALE VIC 3166	$530,000	27-Oct-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: 26 February 2026

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205/93 WARRIGAL ROAD HUGHESDALE VIC 3166

2 1 1

Sold Price **$500,000** Sold Date **15-Jan-26**

Distance **0.33km**



106/1525 DANDENONG ROAD OAKLEIGH VIC 3166

2 1 1

Sold Price RS **$510,000** Sold Date **08-Feb-26**

Distance **0.62km**



G08/1338 DANDENONG ROAD HUGHESDALE VIC 3166

2 1 -

Sold Price **$530,000** Sold Date **27-Oct-25**

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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