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	1598 Dandenong Road, Huntingdale VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,269,000 Property Type House Suburb Huntingdale

Period - From 17/09/2025 to 16/03/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
23 George Street Oakleigh VIC 3166	$1,475,000	20/12/2025
26 Heath Avenue Oakleigh VIC 3166	$1,575,000	04/10/2025
22 Gadd Street Oakleigh VIC 3166	$1,581,000	09/11/2025

This Statement of Information was prepared on: 17/03/2026