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	205/95 Warrigal Road, Hughesdale Vic 3166

Indicative selling price

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

Single price $385,000

Median sale price

Median price $668,000 Property Type Unit Suburb Hughesdale

Period - From 01/04/2025 to 31/03/2026 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16/800 Warrigal Rd MALVERN EAST 3145	$400,000	12/05/2026
2	5/785 Warrigal Rd BENTLEIGH EAST 3165	$410,000	05/05/2026
3	1/785 Warrigal Rd BENTLEIGH EAST 3165	$387,000	29/04/2026

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 six months.~~

This Statement of Information was prepared on: 02/06/2026 15:34

205/95 Warrigal Road, Hughesdale Vic 3166

JellisCraig

Jack Liu
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2 1 1

Property Type: Apartment

Indicative Selling Price
$385,000
Median Unit Price
Year ending March 2026: $668,000

Comparable Properties



16/800 Warrigal Rd MALVERN EAST 3145 (REI)

2 1 1

Price: $400,000
Method: Sold Before Auction
Date: 12/05/2026
Rooms: 4
Property Type: Apartment

Agent Comments



5/785 Warrigal Rd BENTLEIGH EAST 3165 (REI)

2 1 1

Price: $410,000
Method: Private Sale
Date: 05/05/2026
Property Type: Apartment

Agent Comments



1/785 Warrigal Rd BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $387,000
Method: Private Sale
Date: 29/04/2026
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE

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