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	1/1314 Dandenong Road, Hughesdale Vic 3166

Indicative selling price

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

Range between $440,000 & $480,000

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	307/3 Morton Av CARNEGIE 3163	$450,000	06/05/2026
2	303/77 Poath Rd MURRUMBEENA 3163	$480,000	05/05/2026
3	5/405 Neerim Rd CARNEGIE 3163	$477,500	13/03/2026

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: 15/06/2026 13:54

1/1314 Dandenong Road, Hughesdale Vic 3166

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2 1 2

Property Type: Apartment

Indicative Selling Price
$440,000 - $480,000
Median Unit Price
Year ending March 2026: $668,000

Comparable Properties



307/3 Morton Av CARNEGIE 3163 (VG)

2 - -

Price: $450,000
Method: Sale
Date: 06/05/2026
Property Type: Strata Unit/Flat

Agent Comments



303/77 Poath Rd MURRUMBEENA 3163 (REI)

2 1 1

Price: $480,000
Method: Private Sale
Date: 05/05/2026
Property Type: Apartment

Agent Comments



5/405 Neerim Rd CARNEGIE 3163 (REI)

2 1 1

Price: $477,500
Method: Private Sale
Date: 13/03/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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