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	214/28 Swindon Road, Hughesdale VIC 3166

Indicative selling price

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

Range between $575,000 & $595,000

Median sale price

Median price $747,500 Property Type Unit Suburb Hughesdale

Period - From 19/07/2025 to 18/01/2026 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
405/28 Swindon Road Hughesdale VIC 3166	$630,000	29/11/2025
201/119 Poath Road Murrumbeena VIC 3163	$610,000	05/10/2025
110/128 Murrumbeena Road Murrumbeena VIC 3163	$585,400	13/09/2025

This Statement of Information was prepared on: 19/01/2026