

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

204/175 KANGAROO 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 May 2025

to

30 Apr 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
401/2 DALGETY STREET OAKLEIGH VIC 3166	\$510,000	28-Jan-26

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: 25 May 2026



OBrien Real Estate

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205/93 WARRIGAL ROAD HUGHESDALE VIC 3166

2 1 1

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

Distance **0.04km**



106/1525 DANDENONG ROAD OAKLEIGH VIC 3166

2 1 1

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

Distance **0.96km**



401/2 DALGETY STREET OAKLEIGH VIC 3166

2 1 1

Sold Price Sold Date **28-Jan-26**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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