

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

9/30 Maroo Street, Hughesdale Vic 3166

Indicative selling price

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

Range between

\$850,000

&

\$930,000

Median sale price

Median price

\$651,500

Property Type

Unit

Suburb

Hughesdale

Period - From

24/03/2025

to

23/03/2026

Source

Property Data

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	3/8 Westminster St OAKLEIGH 3166	\$878,000	22/10/2025
2	4/168 Kangaroo Rd HUGHESDALE 3166	\$850,000	17/10/2025
3			

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:

24/03/2026 10:57



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median Unit Price
24/03/2025 - 23/03/2026: \$651,500

Comparable Properties



3/8 Westminster St OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$878,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: Unit



4/168 Kangaroo Rd HUGHESDALE 3166 (REI/VG)

Agent Comments



Price: \$850,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: Unit

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.