

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

1/216 HUNTINGDALE ROAD HUNTINGDALE 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Huntingdale

Period-from

01 Apr 2025

to

31 Mar 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

3/21 JOHN STREET OAKLEIGH VIC 3166	\$835,000	08-Nov-25
3/1 PARER STREET OAKLEIGH VIC 3166	\$808,000	11-Apr-26
16/114-118 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166	\$724,000	14-Feb-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: 16 April 2026



3/21 JOHN STREET OAKLEIGH VIC 3166

Sold Price

\$835,000

Sold Date **08-Nov-25**

2 1 1

Distance **0.4km**



3/1 PARER STREET OAKLEIGH VIC 3166

Sold Price

^{RS} **\$808,000**

Sold Date **11-Apr-26**

2 1 1

Distance **0.89km**



16/114-118 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166

Sold Price

^{RS} **\$724,000**

Sold Date **14-Feb-26**

2 1 1

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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