

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

120/6 DALGETY STREET OAKLEIGH 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,444

Property type

Unit

Suburb

Oakleigh

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

608/1525 DANDENONG ROAD OAKLEIGH VIC 3166	\$570,000	15-Jan-25
204/12 CAMIRA STREET MALVERN EAST VIC 3145	\$650,000	20-Nov-24
25/16 CARRUM STREET MALVERN EAST VIC 3145	\$545,000	29-Nov-24

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: 03 March 2025

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608/1525 DANDENONG ROAD
OAKLEIGH VIC 3166

2 2 1

Sold Price ^{RS} \$570,000 Sold Date 15-Jan-25

Distance 0.11km



204/12 CAMIRA STREET MALVERN
EAST VIC 3145

2 2 1

Sold Price \$650,000 Sold Date 20-Nov-24

Distance 0.28km



25/16 CARRUM STREET MALVERN
EAST VIC 3145

2 2 1

Sold Price ^{RS} \$545,000 Sold Date 29-Nov-24

Distance 0.28km

RS = Recent sale UN = Undisclosed Sale

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