

# 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

25/82 Atherton Road, Oakleigh Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$270,000 & \$290,000

### Median sale price

Median price \$533,500 Property Type Unit Suburb Oakleigh

Period - From 05/03/2024 to 04/03/2025 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 | 13/22 Rosella St MURRUMBEENA 3163 | \$265,000 | 24/09/2024   |
| 2 | 5/36 Rosella St MURRUMBEENA 3163  | \$328,500 | 24/09/2024   |
| 3 | 4/1 Kitmont St MURRUMBEENA 3163   | \$330,000 | 12/09/2024   |

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:

05/03/2025 12:34