

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

UG01/6 Dalgety St, Oakleigh Vic 3166

Indicative selling price

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

Range between

\$640,000

&

\$680,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Oakleigh

Period - From

01/10/2024

to

31/12/2024

Source

REIV

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	903/6 Dalgety St OAKLEIGH 3166	\$660,800	19/12/2024
2	G9/35 Dalgety St OAKLEIGH 3166	\$673,000	12/11/2024
3	509/35 Dalgety St OAKLEIGH 3166	\$689,000	18/09/2024

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:

24/01/2025 14:59



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median Unit Price
December quarter 2024: \$610,000

Comparable Properties



903/6 Dalgety St OAKLEIGH 3166 (REI)

Agent Comments

2 2 1

Price: \$660,800
Method: Private Sale
Date: 19/12/2024
Property Type: Apartment

G9/35 Dalgety St OAKLEIGH 3166 (VG)

Agent Comments

2 - -

Price: \$673,000
Method: Sale
Date: 12/11/2024
Property Type: Strata Unit/Flat

509/35 Dalgety St OAKLEIGH 3166 (VG)

Agent Comments

2 - -

Price: \$689,000
Method: Sale
Date: 18/09/2024
Property Type: Strata Unit/Flat
Land Size: 94 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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