

## 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

225/2 DALGETY STREET OAKLEIGH VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Aug 2023

to

31 Jul 2024

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

104/2 DALGETY STREET OAKLEIGH VIC 3166	\$615,000	04-Mar-24
502/2 DALGETY STREET OAKLEIGH VIC 3166	\$548,000	10-Oct-23
406/6 DALGETY STREET OAKLEIGH VIC 3166	\$570,888	20-Feb-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: 01 August 2024



**104/2 DALGETY STREET  
OAKLEIGH VIC 3166**

 2  2  1

Sold Price **\$615,000** Sold Date **04-Mar-24**

Distance **0km**



**502/2 DALGETY STREET  
OAKLEIGH VIC 3166**

 2  2  1

Sold Price **\$548,000** Sold Date **10-Oct-23**

Distance **0km**



**406/6 DALGETY STREET  
OAKLEIGH VIC 3166**

 2  2  -

Sold Price **\$570,888** Sold Date **20-Feb-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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