

## 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

2/1761-1763 DANDENONG ROAD OAKLEIGH EAST VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$951,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Sep 2023

to

31 Aug 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 5/66 GREVILLE STREET HUNTINGDALE VIC 3166   | \$365,000 | 06-Feb-24 |
| 1/5 GREVILLE STREET HUNTINGDALE VIC 3166    | \$410,000 | 14-Jun-24 |
| 3/254 HUNTINGDALE ROAD HUNTINGDALE VIC 3166 | \$410,000 | 09-May-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: 18 September 2024

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**5/66 GREVILLE STREET  
HUNTINGDALE VIC 3166** 2  1  -

Sold Price

**\$365,000**Sold Date **06-Feb-24**

Distance

**0.57km****1/5 GREVILLE STREET  
HUNTINGDALE VIC 3166** 2  1  1

Sold Price

**\$410,000**Sold Date **14-Jun-24**

Distance

**0.48km****3/254 HUNTINGDALE ROAD  
HUNTINGDALE VIC 3166** 1  1  1

Sold Price

Sold Date **09-May-24**

Distance

**0.57km****RS** = Recent sale**UN** = Undisclosed Sale

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