

## 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

1/31 DALGAN STREET OAKLEIGH SOUTH VIC 3167

### 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

\$795,000

&

\$865,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,195,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Feb 2024

to

31 Jan 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

1/9 WARD AVENUE OAKLEIGH SOUTH VIC 3167	\$907,000	07-Sep-24
5 RAVEN COURT OAKLEIGH SOUTH VIC 3167	\$862,000	30-Nov-24
1A GLENNIE AVENUE OAKLEIGH SOUTH VIC 3167	\$795,000	06-Sep-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: 10 February 2025

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**1/9 WARD AVENUE OAKLEIGH  
 SOUTH VIC 3167**

 2  1  1

Sold Price **\$907,000** Sold Date **07-Sep-24**

Distance **0.83km**



**5 RAVEN COURT OAKLEIGH  
 SOUTH VIC 3167**

 2  1  1

Sold Price <sup>RS</sup> **\$862,000** Sold Date **30-Nov-24**

Distance **1.12km**



**1A GLENNIE AVENUE OAKLEIGH  
 SOUTH VIC 3167**

 2  1  2

Sold Price **\$795,000** Sold Date **06-Sep-24**

Distance **1.03km**

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

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