

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 203/83-85 Drummond Street, Oakleigh, VIC 3166

Indicative selling price

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

Price Range

\$340,000

&

\$370,000

Median sale price

Median price

\$570,888

Property Type

Unit

Suburb

Oakleigh (3166)

Period - From

01/01/2024

to

31/12/2024

Source

pricefinder

Comparable property sales

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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
83-85 DRUMMOND STREET, OAKLEIGH VIC 3166	\$367,000	13/11/2024
103/21 COLLINS STREET, CHADSTONE VIC 3148	\$365,000	22/10/2024
5/24 ROSELLA STREET, MURRUMBEENA VIC 3163	\$350,000	07/01/2025

This Statement of Information was prepared on: 06/03/2025