

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

101/1525 Dandenong Road, Oakleigh Vic 3166

Indicative selling price

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

Range between \$430,000 & \$473,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Oakleigh

Period - From 01/07/2024 to 30/09/2024 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	233/70 Batesford Rd CHADSTONE 3148	\$435,000	03/12/2024
2	19/79 Atherton Rd OAKLEIGH 3166	\$477,000	13/11/2024
3	601/1525 Dandenong Rd OAKLEIGH 3166	\$525,000	14/10/2024

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:

05/12/2024 10:51



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$430,000 - \$473,000
Median Unit Price
September quarter 2024: \$590,000

Comparable Properties



233/70 Batesford Rd CHADSTONE 3148 (REI)

[Agent Comments](#)



Price: \$435,000
Method: Private Sale
Date: 03/12/2024
Property Type: Apartment



19/79 Atherton Rd OAKLEIGH 3166 (REI)

[Agent Comments](#)



Price: \$477,000
Method: Private Sale
Date: 13/11/2024
Property Type: Apartment



601/1525 Dandenong Rd OAKLEIGH 3166 (REI)

[Agent Comments](#)



Price: \$525,000
Method: Private Sale
Date: 14/10/2024
Property Type: Apartment

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