

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

105/2 DALGETY STREET OAKLEIGH VIC 3166

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

502/35-41 DALGETY STREET OAKLEIGH VIC 3166	\$719,000	11-Mar-25
4/25 PADDINGTON ROAD HUGHESDALE VIC 3166	\$700,000	04-Jun-25
2/7 RAE STREET CHADSTONE VIC 3148	\$733,500	05-Feb-25

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: 30 July 2025



**502/35-41 DALGETY STREET
OAKLEIGH VIC 3166**

 2  2  1

Sold Price

\$719,000

Sold Date

11-Mar-25

Distance

0.33km



**4/25 PADDINGTON ROAD
HUGHESDALE VIC 3166**

 2  1  1

Sold Price

^{RS} **\$700,000**

Sold Date

04-Jun-25

Distance

0.54km



**2/7 RAE STREET CHADSTONE VIC
3148**

 2  1  1

Sold Price

\$733,500

Sold Date

05-Feb-25

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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