

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

12/2 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

\$660,000

&

\$700,000

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

G08/16 DALGETY STREET OAKLEIGH VIC 3166	675000	03-Mar-25
G01/6 DALGETY STREET OAKLEIGH VIC 3166	660000	11-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: 22 July 2025



**G08/16 DALGETY STREET
OAKLEIGH VIC 3166**

 2  2  1

Sold Price

675000

Sold Date **03-Mar-25**

Distance

0.1km

**G01/6 DALGETY STREET
OAKLEIGH VIC 3166**

 2  2  1

Sold Price

660000

Sold Date **11-Feb-25**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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