

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

2/5 DALGAN STREET OAKLEIGH SOUTH VIC 3167

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

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Jun 2024

to

31 May 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

2/14 SUMERSETT AVENUE OAKLEIGH SOUTH VIC 3167	\$1,105,000	15-Mar-25
2/4 ERIC COURT OAKLEIGH SOUTH VIC 3167	\$1,001,111	03-May-25
1/334 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167	\$1,000,000	05-Apr-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 June 2025

Max Martinucci
P 9088 8608
M 0402133505
E max.m@obrienrealestate.com.au



**2/14 SUMERSETT AVENUE
OAKLEIGH SOUTH VIC 3167**

 4  2  1

Sold Price ^{RS} **\$1,105,000** ^{UN} Sold Date **15-Mar-25**

Distance **0.41km**



**2/4 ERIC COURT OAKLEIGH
SOUTH VIC 3167**

 4  2  2

Sold Price **\$1,001,111** Sold Date **03-May-25**

Distance **1.48km**



**1/334 WARRIGAL ROAD
OAKLEIGH SOUTH VIC 3167**

 3  2  1

Sold Price **\$1,000,000** Sold Date **05-Apr-25**

Distance **0.27km**

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

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