

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

213/6 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

\$405,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,444

Property type

Unit

Suburb

Oakleigh

Period-from

01 Feb 2024

to

31 Jan 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

G05/35-41 DALGETY STREET OAKLEIGH VIC 3166	\$449,000	10-Oct-24
102/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$367,000	13-Nov-24
202/89 ATHERTON ROAD OAKLEIGH VIC 3166	\$450,000	07-Sep-24

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: 10 February 2025

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**G05/35-41 DALGETY STREET
OAKLEIGH VIC 3166**

1 1 1

Sold Price **\$449,000** Sold Date **10-Oct-24**

Distance **0.32km**



**102/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**

1 1 1

Sold Price **\$367,000** Sold Date **13-Nov-24**

Distance **0.1km**



**202/89 ATHERTON ROAD
OAKLEIGH VIC 3166**

1 1 1

Sold Price **\$450,000** Sold Date **07-Sep-24**

Distance **0.87km**

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

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