

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

26/1656 DANDENONG ROAD OAKLEIGH EAST 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

\$429,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,250

Property type

Unit

Suburb

Oakleigh East

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

15/1656 DANDENONG ROAD OAKLEIGH EAST VIC 3166	\$450,000	24-Feb-25
19/1656 DANDENONG ROAD OAKLEIGH EAST VIC 3166	\$415,000	14-Mar-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: 10 June 2025

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**15/1656 DANDENONG ROAD
OAKLEIGH EAST VIC 3166**

 2  2  1

Sold Price **\$450,000** Sold Date **24-Feb-25**

Distance **0km**



**19/1656 DANDENONG ROAD
OAKLEIGH EAST VIC 3166**

 2  1  1

Sold Price **\$415,000** Sold Date **14-Mar-25**

Distance **0km**

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

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