

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

303/1525 Dandenong Road, Oakleigh Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$572,500

Property Type

Unit

Suburb

Oakleigh

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 six 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
1	304/1525 Dandenong Rd OAKLEIGH 3166	\$442,500	04/08/2025
2	206/63-65 Atherton Rd OAKLEIGH 3166	\$410,000	24/09/2025
3			

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 six months.

This Statement of Information was prepared on:

16/12/2025 14:19



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending September 2025: \$572,500

Comparable Properties



304/1525 Dandenong Rd OAKLEIGH 3166 (REI)

Agent Comments

2 2 1

Price: \$442,500
Method:
Date: 04/08/2025
Property Type: Apartment



206/63-65 Atherton Rd OAKLEIGH 3166 (REI)

Agent Comments

2 1 -

Price: \$410,000
Method: Private Sale
Date: 24/09/2025
Property Type: Apartment

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 six months.