

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

5/183 ATHERTON ROAD 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

\$840,000

&

\$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,540

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jul 2025

to

30 Jun 2026

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

6/183 ATHERTON ROAD OAKLEIGH VIC 3166	\$865,000	28-Mar-26
3/183 ATHERTON ROAD OAKLEIGH VIC 3166	\$906,000	21-Jan-26

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.

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**6/183 ATHERTON ROAD
OAKLEIGH VIC 3166**

2 2 1

Sold Price

\$865,000

Sold Date

28-Mar-26

Distance

0km



**3/183 ATHERTON ROAD
OAKLEIGH VIC 3166**

2 2 1

Sold Price

\$906,000

Sold Date

21-Jan-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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