## 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	501/1525 Dandenong Road, Oakleigh Vic 3166
Including suburb and	
postcode	

## Indicative selling price

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

### Median sale price

Median price	\$535,500	Pro	perty Type	Unit		Suburb	Oakleigh
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	608/1525 Dandenong Rd OAKLEIGH 3166	\$570,000	15/01/2025
2	204/1344 Dandenong Rd HUGHESDALE 3166	\$480,000	21/02/2025
3	101/1525 Dandenong Rd OAKLEIGH 3166	\$460,000	27/01/2025

#### OR

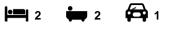
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/05/2025 17:03









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$470,000 - \$515,000 **Median Unit Price** Year ending March 2025: \$535,500

# Comparable Properties



608/1525 Dandenong Rd OAKLEIGH 3166 (REI/VG)

Price: \$570,000 Method: Private Sale

Date: 15/01/2025 Property Type: Apartment

Land Size: 103 sqm approx

204/1344 Dandenong Rd HUGHESDALE 3166 (REI/VG)

2



**Agent Comments** 

Agent Comments

Price: \$480,000 Method: Private Sale Date: 21/02/2025

Property Type: Apartment

101/1525 Dandenong Rd OAKLEIGH 3166 (REI/VG)

2





Agent Comments

Price: \$460,000

Method: Sold Before Auction

Date: 27/01/2025 Property Type: Unit

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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