

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

501/1525 Dandenong Road, Oakleigh Vic 3166

Indicative selling price

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

Range between

\$470,000

&

\$515,000

Median sale price

Median price

\$535,500

Property 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	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 comparable properties 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



2
 2
 1

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)

Agent Comments

2
 2
 1

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)

Agent Comments

2
 2
 1

Price: \$480,000

Method: Private Sale

Date: 21/02/2025

Property Type: Apartment



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

Agent Comments

2
 2
 1

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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