

## 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

G07/16 DALGETY STREET OAKLEIGH VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Oakleigh

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

12/4 ALBERT AVENUE OAKLEIGH VIC 3166	\$580,000	14-Apr-25
311/89 ATHERTON ROAD OAKLEIGH VIC 3166	\$560,000	08-May-25
10/110 ATHERTON ROAD OAKLEIGH VIC 3166	\$595,000	07-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: 30 June 2025



**12/4 ALBERT AVENUE OAKLEIGH  
VIC 3166**

 2  1  1

Sold Price **\$580,000** Sold Date **14-Apr-25**

Distance **0.74km**

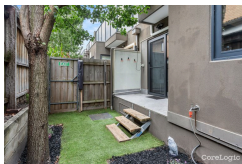


**311/89 ATHERTON ROAD  
OAKLEIGH VIC 3166**

 2  1  1

Sold Price **\$560,000** Sold Date **08-May-25**

Distance **0.82km**



**10/110 ATHERTON ROAD  
OAKLEIGH VIC 3166**

 2  1  1

Sold Price **\$595,000** Sold Date **07-Mar-25**

Distance **1.01km**

RS = Recent sale      UN = Undisclosed Sale

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