

## 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

120/6 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

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 May 2024

to

30 Apr 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

G01/6 DALGETY STREET OAKLEIGH VIC 3166	\$660,000	11-Feb-25
105/6 DALGETY STREET OAKLEIGH VIC 3166	\$585,000	18-Mar-25
G08/16 DALGETY STREET OAKLEIGH VIC 3166	\$675,000	03-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 May 2025

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G01/6 DALGETY STREET  
OAKLEIGH VIC 3166

2 2 1

Sold Price **\$660,000** Sold Date **11-Feb-25**

Distance **0km**



105/6 DALGETY STREET  
OAKLEIGH VIC 3166

2 2 1

Sold Price **\$585,000** Sold Date **18-Mar-25**

Distance **0km**



G08/16 DALGETY STREET  
OAKLEIGH VIC 3166

2 2 1

Sold Price **\$675,000** Sold Date **03-Mar-25**

Distance **0.1km**

RS = Recent sale      UN = Undisclosed Sale

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