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	507/35-41 Dalgety Street, Oakleigh VIC 3166

Indicative selling price

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

Range between $575,000 & $595,000

Median sale price

Median price $580,000 Property Type Unit Suburb Oakleigh

Period - From 28/11/2025 to 28/05/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
G03/6 Dalgety Street Oakleigh VIC 3166	$582,540	10/01/2026
704/6 Dalgety Street Oakleigh VIC 3166	$550,000	05/03/2026
214/28 Swindon Road Hughesdale VIC 3166	$575,000	11/02/2026

This Statement of Information was prepared on: 29/05/2026