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<br>Including suburb and postcode | 609/1525 DANDENONG ROAD OAKLEIGH VIC 3166 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $498,000 | & | $545,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $570,888 | Property type | Unit | Suburb | Oakleigh |
| Period-from | 01 Mar 2024 | to | 28 Feb 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 |
|---|---|---|
| 601/1525 DANDENONG ROAD OAKLEIGH VIC 3166 | $525,000 | 09-Oct-24 |
| 6/19-21 WILLESDEN ROAD HUGHESDALE VIC 3166 | $530,000 | 08-Oct-24 |
| 27/50 POATH ROAD HUGHESDALE VIC 3166 | $531,000 | 17-Dec-24 |

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: 16 March 2025