

# 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

11/6 Dalgety Street, Oakleigh Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$620,000

### Median sale price

Median price \$485,100

Property Type Unit

Suburb Oakleigh

Period - From 02/07/2023

to 01/07/2024

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	Oros 206/6 Dalgety St OAKLEIGH 3166	\$655,000	08/06/2024
2	104/2 Dalgety St OAKLEIGH 3166	\$615,000	04/03/2024
3	124/2 Dalgety St OAKLEIGH 3166	\$600,000	17/02/2024

**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:

02/07/2024 09:26



2 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$620,000

**Median Unit Price**  
02/07/2023 - 01/07/2024: \$485,100

## Comparable Properties



**Oros 206/6 Dalgety St OAKLEIGH 3166 (REI)** **Agent Comments**

2 2 2

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 08/06/2024  
**Property Type:** Apartment

**104/2 Dalgety St OAKLEIGH 3166 (VG)** **Agent Comments**

2 - -

**Price:** \$615,000  
**Method:** Sale  
**Date:** 04/03/2024  
**Property Type:** Strata Unit/Flat



**124/2 Dalgety St OAKLEIGH 3166 (REI/VG)** **Agent Comments**

2 2 1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 17/02/2024  
**Property Type:** Apartment  
**Land Size:** 91.80 sqm approx

**Account - Fletchers** | P: 03 9571 7777