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	1534 Dandenong Road, Oakleigh Vic 3166

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,405,000 Property Type House Suburb Oakleigh

Period - From 01/06/2025 to 31/05/2026 Source Property Data

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	191 Huntingdale Rd OAKLEIGH 3166	$1,245,000	28/03/2026
2	1809 Dandenong Rd OAKLEIGH EAST 3166	$1,250,000	27/02/2026
3	1436 Dandenong Rd OAKLEIGH 3166	$1,300,000	13/01/2026

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: 01/06/2026 10:25

1534 Dandenong Road, Oakleigh Vic 3166

woodards

2 1 2

Property Type: House
Land Size: 847 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
01/06/2025 - 31/05/2026: $1,405,000

Comparable Properties

191 Huntingdale Rd OAKLEIGH 3166 (REI)

3 2 3

Price: $1,245,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 544 sqm approx

Agent Comments

1809 Dandenong Rd OAKLEIGH EAST 3166 (REI/VG)

4 1 4

Price: $1,250,000
Method: Private Sale
Date: 27/02/2026
Property Type: House (Res)
Land Size: 860 sqm approx

Agent Comments

1436 Dandenong Rd OAKLEIGH 3166 (VG)

4 - -

Price: $1,300,000
Method: Sale
Date: 13/01/2026
Property Type: Development Site (Res)
Land Size: 1000 sqm approx

Agent Comments

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036

REIV THE DIFFERENCE

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