

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

19/82-86 Atherton Road, Oakleigh Vic 3166

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$525,000 Property Type Unit Suburb Oakleigh

Period - From 07/05/2024 to 06/05/2025 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	3/19-21 Willesden Rd HUGHESDALE 3166	\$510,000	23/04/2025
2	1/79 Atherton Rd OAKLEIGH 3166	\$505,550	03/03/2025
3	23/119 Atkinson St OAKLEIGH 3166	\$500,000	03/02/2025

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:

07/05/2025 15:22



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

07/05/2024 - 06/05/2025: \$525,000

Comparable Properties



3/19-21 Willesden Rd HUGHESDALE 3166 (REI)

Agent Comments

 2  1  1

Price: \$510,000

Method: Private Sale

Date: 23/04/2025

Property Type: Apartment



1/79 Atherton Rd OAKLEIGH 3166 (VG)

Agent Comments

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Price: \$505,550

Method: Sale

Date: 03/03/2025

Property Type: Strata Unit/Flat



23/119 Atkinson St OAKLEIGH 3166 (REI/VG)

Agent Comments

 2  1  1

Price: \$500,000

Method: Private Sale

Date: 03/02/2025

Property Type: Apartment

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