

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

203/65 Atherton Road, Oakleigh Vic 3166

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$576,000

Property Type Unit

Suburb Oakleigh

Period - From 08/04/2025

to

07/04/2026

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	101/28 Swindon Rd HUGHESDALE 3166	\$595,000	26/02/2026
2	214/28 Swindon Rd HUGHESDALE 3166	\$575,000	10/02/2026
3	108/6 Dalgety St OAKLEIGH 3166	\$593,000	14/11/2025

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:

08/04/2026 14:57



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

08/04/2025 - 07/04/2026: \$576,000

Comparable Properties



101/28 Swindon Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 2  1  1

Price: \$595,000

Method: Private Sale

Date: 26/02/2026

Property Type: Apartment



214/28 Swindon Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 2  2  2

Price: \$575,000

Method: Private Sale

Date: 10/02/2026

Property Type: Apartment



108/6 Dalgety St OAKLEIGH 3166 (REI/VG)

Agent Comments

 2  2  1

Price: \$593,000

Method: Private Sale

Date: 14/11/2025

Property Type: Apartment

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036



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