

## 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

411/2 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) (\*Delete single price or range as applicable)

Single Price

\$620,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 May 2023

to

30 Apr 2024

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

104/2 DALGETY STREET OAKLEIGH VIC 3166	\$615,000	04-Mar-24
202/9 RAILWAY PARADE MURRUMBEENA VIC 3163	\$645,000	01-Dec-23
307/6 DALGETY STREET OAKLEIGH VIC 3166	\$566,000	21-Feb-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: 22 May 2024



**104/2 DALGETY STREET  
OAKLEIGH VIC 3166**

2 2 1

Sold Price

**\$615,000**

Sold Date **04-Mar-24**

Distance

**0km**



**202/9 RAILWAY PARADE  
MURRUMBEENA VIC 3163**

2 2 1

Sold Price

**\$645,000**

Sold Date **01-Dec-23**

Distance

**1.89km**



**307/6 DALGETY STREET  
OAKLEIGH VIC 3166**

2 2 1

Sold Price

**\$566,000**

Sold Date **21-Feb-24**

Distance

**0.04km**



**10/2 DALGETY STREET OAKLEIGH  
VIC 3166**

2 2 1

Sold Price

**\$829,851**

Sold Date **27-Dec-23**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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