

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

5/79 ATHERTON ROAD OAKLEIGH VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,540

Property type

Unit

Suburb

Oakleigh

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

203/63-65 ATHERTON ROAD OAKLEIGH VIC 3166	\$550,000	23-May-26
311/28 SWINDON ROAD HUGHESDALE VIC 3166	\$580,000	24-Jun-25
214/28 SWINDON ROAD HUGHESDALE VIC 3166	\$575,000	11-Feb-26

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.~~

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CEDAR ELM

Cici Yang

P 03 7036 6886

M 0452631220

E cici@cedarelm.com.au



**203/63-65 ATHERTON ROAD
OAKLEIGH VIC 3166**

 2  2  1

Sold Price **\$550,000** Sold Date **23-May-26**

Distance **0.1km**



**311/28 SWINDON ROAD
HUGHESDALE VIC 3166**

 2  2  1

Sold Price **\$580,000** Sold Date **24-Jun-25**

Distance **0.64km**



**214/28 SWINDON ROAD
HUGHESDALE VIC 3166**

 2  2  2

Sold Price **\$575,000** Sold Date **11-Feb-26**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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