

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

Lots 2,3,5,7,8,9,10,12,13,15-23/5-17 Oakden Road, Drysdale Vic 3222

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 2	\$399,000	Or range between		&	
Lot 3	\$402,000	Or range between		&	
Lot 5	\$739,000	Or range between		&	
Lot 7	\$779,000	Or range between		&	
Lot 8	\$490,000	Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$576,250

Suburb

Drysdale

Period - From

01/07/2025

to

30/06/2026

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Lot 2			

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Lot 3			

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Lot 5			

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Lot 7			

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Lot 8			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

26/08/2026 12:41

Unit type or class	Land size	Single price and/or range between
Lot 9	808m2	\$569,000
Lot 10	664m2	\$570,000
Lot 12	766m2	\$540,000
Lot 13	530m2	\$425,000
Lot 15	535m2	\$450,000
Lot 16	427m2	\$410,000
Lot 17	404m2	\$430,000
Lot 18	420m2	\$420,000
Lot 19	401m2	\$420,000
Lot 20	401m2	\$420,000
Lot 21	406m2	\$420,000
Lot 22	406m2	\$950,000 - \$995,000
Lot 23	401m2	\$420,000