

# 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

111/89 Atherton Road, Oakleigh Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$580,000

### Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

Oakleigh

Period - From

01/07/2024

to

30/06/2025

Source

REIV

### 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	311/89 Atherton Rd OAKLEIGH 3166	\$560,000	08/05/2025
2	12/4 Albert Av OAKLEIGH 3166	\$580,000	14/04/2025
3	10/110 Atherton Rd OAKLEIGH 3166	\$595,000	07/03/2025

**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:

28/07/2025 13:13



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**Property Type:** Apartment

**Agent Comments**

About 5 years old. North-facing balcony Body corp fees: \$4961 P/A Council fees: \$1020 PA

**Potential rent: \$650/week**

**Indicative Selling Price**

\$580,000

**Median Unit Price**

Year ending June 2025: \$582,500

## Comparable Properties



**311/89 Atherton Rd OAKLEIGH 3166 (VG)**

**Agent Comments**

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**Price:** \$560,000

**Method:** Sale

**Date:** 08/05/2025

**Property Type:** Strata Unit/Flat



**12/4 Albert Av OAKLEIGH 3166 (VG)**

**Agent Comments**

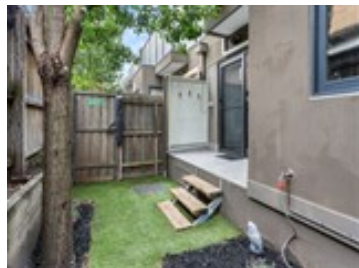
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**Price:** \$580,000

**Method:** Sale

**Date:** 14/04/2025

**Property Type:** Strata Unit/Flat



**10/110 Atherton Rd OAKLEIGH 3166 (REI/VG)**

**Agent Comments**

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**Price:** \$595,000

**Method:** Private Sale

**Date:** 07/03/2025

**Property Type:** Apartment

**Account - The One Real Estate (AU) | P: 03 7007 5707**