#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	111/89 Atherton Road, Oakleigh Vic 3166
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$580,000

#### Median sale price

Median price \$	582,500	Pro	perty Type	Unit		Suburb	Oakleigh
Period - From 0	1/07/2024	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

Aut	areas or comparable property	1 1100	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



Date of sale









Property Type: Apartment

**Agent Comments** 



**Indicative Selling Price** \$580,000 **Median Unit Price** Year ending June 2025: \$582,500

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

\$1020 PA

Potential rent: \$650/week

## Comparable Properties



311/89 Atherton Rd OAKLEIGH 3166 (VG)





**Agent Comments** 

Price: \$560,000 Method: Sale Date: 08/05/2025

Property Type: Strata Unit/Flat



12/4 Albert Av OAKLEIGH 3166 (VG)





**Agent Comments** 

**Agent Comments** 

Price: \$580,000 Method: Sale Date: 14/04/2025

Property Type: Strata Unit/Flat



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





Price: \$595,000

Date: 07/03/2025 Property Type: Apartment

Method: Private Sale

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





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