

## 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

2/5 DALGAN STREET OAKLEIGH SOUTH VIC 3167

### Indicative selling price

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

Single Price

or range  
between

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Jun 2024

to

31 May 2025

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

|   |             |           |
|---|-------------|-----------|
| 2/14 SUMERSETT AVENUE OAKLEIGH SOUTH VIC 3167 | \$1,105,000 | 15-Mar-25 |
| 2/4 ERIC COURT OAKLEIGH SOUTH VIC 3167        | \$1,001,111 | 03-May-25 |
| 1/334 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167   | \$1,000,000 | 05-Apr-25 |

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: 30 June 2025

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**2/14 SUMERSETT AVENUE  
OAKLEIGH SOUTH VIC 3167**

 4  2  1

Sold Price <sup>RS</sup> **\$1,105,000** <sup>UN</sup> Sold Date **15-Mar-25**

Distance **0.41km**



**2/4 ERIC COURT OAKLEIGH  
SOUTH VIC 3167**

 4  2  2

Sold Price **\$1,001,111** Sold Date **03-May-25**

Distance **1.48km**



**1/334 WARRIGAL ROAD  
OAKLEIGH SOUTH VIC 3167**

 3  2  1

Sold Price **\$1,000,000** Sold Date **05-Apr-25**

Distance **0.27km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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