

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	304/1525 Dandenong Road Oakleigh, 3166
---	--

Indicative selling price

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

Range between	\$435,000 & \$455,000
---------------	-----------------------

Median sale price

Median price	\$575,000	Property Type	UNIT	Suburb	OAKLEIGH
Period - From	01-Jun-2024	to	31-May-2025	Source	Corelogic

Comparable property sales

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	323/70 Batesford Road, Chadstone VIC 3148	\$470,000	16-Jan-2025
2	501/1525 Dandenong Road, Oakleigh VIC 3166	\$500,000	17-Jun-2025
3	204/1344 Dandenong Road, Hughesdale VIC 3166	\$480,000	15-Feb-2025

This statement of information was prepared on 01-Aug-2025 at 4:43:31 PM AEST