

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

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

Indicative Selling Price

\$580,000

Median Unit Price

Year ending June 2025: \$582,500

About 5 years old. North-facing balcony Body corp fees: \$5020 P/A
Council fees:\$1020 PA Potential rent: \$650/week

Comparable Properties



311/89 Atherton Rd OAKLEIGH 3166 (VG)

Agent Comments

 2
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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

 2
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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