

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

108/83-85 DRUMMOND STREET OAKLEIGH VIC 3166

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,540

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

505/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$430,000	27-May-26
111/1525 DANDENONG ROAD OAKLEIGH VIC 3166	\$460,000	30-Jun-26
201/63-65 ATHERTON ROAD OAKLEIGH VIC 3166	\$460,000	10-Apr-26

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: 21 July 2026



**505/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**

 1  1  1

Sold Price

\$430,000

Sold Date **27-May-26**

Distance

0km



**111/1525 DANDENONG ROAD
OAKLEIGH VIC 3166**

 2  2  1

Sold Price

^{RS} **\$460,000**

Sold Date **30-Jun-26**

Distance

0.04km



**201/63-65 ATHERTON ROAD
OAKLEIGH VIC 3166**

 2  1  1

Sold Price

\$460,000

Sold Date **10-Apr-26**

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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