

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

605/89 ATHERTON ROAD 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

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 May 2025

to

30 Apr 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

102/89 ATHERTON ROAD OAKLEIGH VIC 3166	\$460,000	13-Oct-25
110/19-21 HANOVER STREET OAKLEIGH VIC 3166	\$375,000	14-Mar-26
10/103 ATHERTON ROAD OAKLEIGH VIC 3166	\$345,000	14-Mar-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: 08 May 2026



**102/89 ATHERTON ROAD
OAKLEIGH VIC 3166**

1 1 1

Sold Price **\$460,000** Sold Date **13-Oct-25**

Distance **0km**



**110/19-21 HANOVER STREET
OAKLEIGH VIC 3166**

1 1 1

Sold Price ^{RS} **\$375,000** Sold Date **14-Mar-26**

Distance **0.33km**



**10/103 ATHERTON ROAD
OAKLEIGH VIC 3166**

1 1 1

Sold Price **\$345,000** Sold Date **14-Mar-26**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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