

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

107/35-41 DALGETY 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

\$490,000

&

\$539,000

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

704/6 DALGETY STREET OAKLEIGH VIC 3166	\$550,000	05-Mar-26
G01/16 DALGETY STREET OAKLEIGH VIC 3166	\$505,000	25-Feb-26
209/63-65 ATHERTON ROAD OAKLEIGH VIC 3166	\$470,000	21-Feb-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: 12 May 2026



**704/6 DALGETY STREET
OAKLEIGH VIC 3166**

2 2 1

Sold Price **\$550,000** Sold Date **05-Mar-26**

Distance **0.33km**



**G01/16 DALGETY STREET
OAKLEIGH VIC 3166**

2 2 1

Sold Price **\$505,000** Sold Date **25-Feb-26**

Distance **0.23km**



**209/63-65 ATHERTON ROAD
OAKLEIGH VIC 3166**

2 1 1

Sold Price **\$470,000** Sold Date **21-Feb-26**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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