

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 g01/16 Dalgety Street, Oakleigh Vic 3166
Including suburb and postcode

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price	\$595,000	Property Type	Unit	Suburb	Oakleigh
Period - From	01/01/2025	to	31/12/2025	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	303/1525 Dandenong Rd OAKLEIGH 3166	\$447,500	24/12/2025
2	310/2 Dalgety St OAKLEIGH 3166	\$535,000	08/11/2025
3	208/16 Dalgety St OAKLEIGH 3166	\$545,000	27/10/2025

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:

04/02/2026 16:28



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending December 2025: \$595,000

Comparable Properties



303/1525 Dandenong Rd OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$447,500

Method: Private Sale

Date: 24/12/2025

Property Type: Apartment

310/2 Dalgety St OAKLEIGH 3166 (VG)

Agent Comments



Price: \$535,000

Method: Sale

Date: 08/11/2025

Property Type: Strata Unit/Flat



208/16 Dalgety St OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 27/10/2025

Property Type: Apartment

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