

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

106/35-41 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

\$747,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Oct 2024

to

30 Sep 2025

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

G07/35-41 DALGETY STREET OAKLEIGH VIC 3166	\$890,000	23-Jul-24
4/87 ATKINSON STREET OAKLEIGH VIC 3166	\$985,000	28-May-25
209/35-41 DALGETY STREET OAKLEIGH VIC 3166	\$769,000	18-Jul-25

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: 09 October 2025


**G07/35-41 DALGETY STREET
OAKLEIGH VIC 3166**

 3
  2
  2

Sold Price **\$890,000** Sold Date **23-Jul-24**

Distance **0km**


**4/87 ATKINSON STREET
OAKLEIGH VIC 3166**

 3
  2
  2

Sold Price **\$985,000** Sold Date **28-May-25**

Distance **0km**


**209/35-41 DALGETY STREET
OAKLEIGH VIC 3166**

 3
  2
  2

Sold Price **\$769,000** Sold Date **18-Jul-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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