

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

201/1525 Dandenong Road, Oakleigh Vic 3166

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Oakleigh

Period - From 01/07/2025 to 30/09/2025 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	206/63-65 Atherton Rd OAKLEIGH 3166	\$410,000	24/09/2025
2	204/23 Oxford St OAKLEIGH 3166	\$460,000	24/07/2025
3	501/1525 Dandenong Rd OAKLEIGH 3166	\$500,000	17/06/2025

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:

09/10/2025 10:55



2
 2
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

September quarter 2025: \$650,000

Comparable Properties



206/63-65 Atherton Rd OAKLEIGH 3166 (REI)

Agent Comments

2
 1
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Price: \$410,000

Method: Private Sale

Date: 24/09/2025

Property Type: Apartment



204/23 Oxford St OAKLEIGH 3166 (REI)

Agent Comments

2
 2
 1

Price: \$460,000

Method: Private Sale

Date: 24/07/2025

Property Type: Apartment



501/1525 Dandenong Rd OAKLEIGH 3166 (REI/VG)

Agent Comments

2
 2
 1

Price: \$500,000

Method: Private Sale

Date: 17/06/2025

Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222