

## 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  \$620,000 &  \$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/>	Suburb <input type="text"/>
Period-from <input type="text"/>	to <input type="text"/>	Source <input type="text"/>

Period-from  to  Source

### 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
G03/70 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166	640000	17-Oct-25
409/89 ATHERTON ROAD OAKLEIGH VIC 3166	808000	04-Aug-25
607/6 DALGETY STREET OAKLEIGH VIC 3166	707000	27-Sep-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: 26 December 2025



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**G03/70 FERNTREE GULLY ROAD  
OAKLEIGH EAST VIC 3166**

3 2 2

Sold Price

**RS 640000** Sold Date 17-Oct-25

Distance -

**409/89 ATHERTON ROAD  
OAKLEIGH VIC 3166**

3 - -

Sold Price

**808000** Sold Date 04-Aug-25

Distance -



**607/6 DALGETY STREET  
OAKLEIGH VIC 3166**

3 2 2

Sold Price

**707000** Sold Date 27-Sep-25

Distance -

**RS** = Recent sale **UN** = Undisclosed Sale

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