

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

209/63-65 ATHERTON ROAD 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jan 2025

to

31 Dec 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

304/1525 DANDENONG ROAD OAKLEIGH VIC 3166	\$440,000	28-Jul-25
206/63-65 ATHERTON ROAD OAKLEIGH VIC 3166	\$410,000	24-Sep-25
201/1525 DANDENONG ROAD OAKLEIGH VIC 3166	\$440,500	15-Jan-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: 23 January 2026



**304/1525 DANDENONG ROAD
OAKLEIGH VIC 3166**

2 2 1

Sold Price **\$440,000** Sold Date **28-Jul-25**

Distance **0.71km**



**206/63-65 ATHERTON ROAD
OAKLEIGH VIC 3166**

2 1 1

Sold Price **\$410,000** Sold Date **24-Sep-25**

Distance **0km**



**201/1525 DANDENONG ROAD
OAKLEIGH VIC 3166**

2 2 1

Sold Price ^{RS} **\$440,500** Sold Date **15-Jan-26**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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