

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

1759 Dandenong Road, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Oakleigh East

Period - From 01/04/2026

to

30/06/2026

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	36 Vernon St HUNTINGDALE 3166	\$980,000	11/08/2026
2	210 Huntingdale Rd HUNTINGDALE 3166	\$1,020,000	27/07/2026
3	73 Huntingdale Rd CHADSTONE 3148	\$970,000	12/06/2026

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:

12/08/2026 12:36



Property Type: House (Previously Occupied - Detached)

Land Size: 739 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

June quarter 2026: \$1,200,000

Comparable Properties



36 Vernon St HUNTINGDALE 3166 (REI)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 11/08/2026

Property Type: House

Land Size: 602 sqm approx



210 Huntingdale Rd HUNTINGDALE 3166 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 27/07/2026

Property Type: House (Res)



73 Huntingdale Rd CHADSTONE 3148 (REI)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 12/06/2026

Property Type: House (Res)

Land Size: 766 sqm approx

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