

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and
postcode

4/82-86 ATHERTON ROAD, OAKLEIGH, VIC 3166

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	72m ²	1352m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting.

Range between

\$420,000

&

\$460,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price

N/A

Median sale price

Median price

\$549,000

Property type

Apartment

Suburb

Oakleigh

Period: from

01/04/2026

to

30/06/2026

Source

Pricefinder

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

Comparable property 1

Address	Sale price	Date of sale
201/63-65 ATHERTON RD, OAKLEIGH	\$460,000	10/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	63m ²	N/A

Comparable property 2

Address	Sale price	Date of sale
108/83-85 DRUMMOND ST, OAKLEIGH	\$440,000	10/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	N/A	991m ²

Comparable property 3

Address	Sale price	Date of sale
306/1525 DANDENONG RD, OAKLEIGH	\$450,000	31/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	N/A	1206m ²

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	\$450,000
Unconditional sale date	01/10/2026