

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

7/1761-1763 DANDENONG ROAD OAKLEIGH EAST 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Sep 2024

to

31 Aug 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

4/27 ROSS STREET HUNTINGDALE VIC 3166	\$395,000	18-Jul-25
5/6 OLINDA GROVE OAKLEIGH SOUTH VIC 3167	\$405,000	30-Aug-25
6/264 HUNTINGDALE ROAD HUNTINGDALE VIC 3166	\$380,000	18-Aug-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: 22 September 2025



**4/27 ROSS STREET HUNTINGDALE
VIC 3166**

2 1 1

Sold Price

\$395,000

Sold Date

18-Jul-25

Distance

0.53km



**5/6 OLINDA GROVE OAKLEIGH
SOUTH VIC 3167**

2 1 1

Sold Price

^{RS} **\$405,000** ^{UN}

Sold Date

30-Aug-25

Distance

1.79km



**6/264 HUNTINGDALE ROAD
HUNTINGDALE VIC 3166**

2 1 1

Sold Price

^{RS} **\$380,000**

Sold Date

18-Aug-25

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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