

# 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

112/6 Dalgety Street, Oakleigh Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$550,000

### Median sale price

Median price \$686,500 Property Type Unit Suburb Oakleigh

Period - From 01/04/2025 to 31/03/2026 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	403/28 Swindon Rd HUGHESDALE 3166	\$515,000	02/03/2026
2	106/1525 Dandenong Rd OAKLEIGH 3166	\$510,000	08/02/2026
3	401/2 Dalgety St OAKLEIGH 3166	\$510,000	28/01/2026

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:

02/05/2026 09:17



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$530,000 - \$550,000

**Median Unit Price**

Year ending March 2026: \$686,500

## Comparable Properties



**403/28 Swindon Rd HUGHESDALE 3166 (REI)**

Agent Comments

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**Price:** \$515,000

**Method:** Private Sale

**Date:** 02/03/2026

**Property Type:** Apartment



**106/1525 Dandenong Rd OAKLEIGH 3166 (REI/VG)**

Agent Comments

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**Price:** \$510,000

**Method:** Private Sale

**Date:** 08/02/2026

**Property Type:** Apartment



**401/2 Dalgety St OAKLEIGH 3166 (REI/VG)**

Agent Comments

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**Price:** \$510,000

**Method:** Private Sale

**Date:** 28/01/2026

**Property Type:** Apartment

**Land Size:** 9608 sqm approx

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