

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

204/6 DALGETY STREET 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,540

Property type

Unit

Suburb

Oakleigh

Period-from

01 Aug 2025

to

31 Jul 2026

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

2/6 WILLGILSON COURT OAKLEIGH VIC 3166	\$482,000	14-May-26
4/488 NEERIM ROAD MURRUMBEENA VIC 3163	\$447,000	26-May-26
505/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$430,000	27-May-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: 13 August 2026



**2/6 WILLGILSON COURT
OAKLEIGH VIC 3166**

 1  1  1

Sold Price **\$482,000** Sold Date **14-May-26**

Distance **1.51km**



**4/488 NEERIM ROAD
MURRUMBEENA VIC 3163**

 1  1  1

Sold Price ^{RS} **\$447,000** Sold Date **26-May-26**

Distance **1.87km**



**505/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**

 1  1  1

Sold Price **\$430,000** Sold Date **27-May-26**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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