

# 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

307/16 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)

Single price

\$435,000

### Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Oakleigh

Period - From

24/12/2025

to

23/06/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
115/19-21 Hanover Street Oakleigh VIC 3166	\$450,000	10/03/2026

This Statement of Information was prepared on:

24/06/2026