

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

2/6 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)

	Range between	\$730,000	&	\$803,000
--	---------------	-----------	---	-----------

Median sale price

(*Delete house or unit as applicable)

Median price	\$1,109,500	*House		*Unit	x	Suburb	Oakleigh
Period - From	Mar 2025	to	Feb 2026	Source	PropTrack		

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
1 508/2 Dalgety Street, Oakleigh, Vic 3166	\$600,000	17 Mar 2026
2 403/2 Dalgety Street, Oakleigh, Vic 3166	\$548,880	03 Dec 2025
3 316/2 Dalgety Street, Oakleigh, Vic 3166	\$570,000	23 Oct 2025