

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

1/3 DALGAN STREET OAKLEIGH SOUTH VIC 3167

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

\$1,150,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Feb 2025

to

31 Jan 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

2/14 DELIA STREET OAKLEIGH SOUTH VIC 3167	\$1,217,000	13-Dec-25
38 WARATAH STREET BENTLEIGH EAST VIC 3165	\$1,275,000	18-Sep-25
1/56 GOODRICH STREET BENTLEIGH EAST VIC 3165	\$1,135,000	30-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: 02 February 2026


**2/14 DELIA STREET OAKLEIGH
SOUTH VIC 3167**
 3
  2
  2

 Sold Price ^{RS} **\$1,217,000** ^{UN} Sold Date **13-Dec-25**

 Distance **0.28km**

**38 WARATAH STREET BENTLEIGH
EAST VIC 3165**
 3
  2
  1

 Sold Price **\$1,275,000** Sold Date **18-Sep-25**

 Distance **0.53km**

**1/56 GOODRICH STREET
BENTLEIGH EAST VIC 3165**
 3
  1
  2

 Sold Price **\$1,135,000** Sold Date **30-Aug-25**

 Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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