

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

208/83-85 DRUMMOND 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,444

Property type

Unit

Suburb

Oakleigh

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

211/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$460,000	02-Oct-24
210/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$420,000	24-Sep-24
601/6 DALGETY STREET OAKLEIGH VIC 3166	\$450,000	19-Dec-24

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: 25 February 2025

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**211/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**
 2  1  1

Sold Price

\$460,000

Sold Date

02-Oct-24

Distance

0km

**210/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**
 2  1  1

Sold Price

\$420,000

Sold Date

24-Sep-24

Distance

0km

**601/6 DALGETY STREET
OAKLEIGH VIC 3166**
 2  1  1

Sold Price

\$450,000

Sold Date

19-Dec-24

Distance

0.1km
RS = Recent sale

UN = Undisclosed Sale

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