

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

1/79 ATHERTON ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jan 2025

to

31 Dec 2025

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

14B/79 ATHERTON ROAD OAKLEIGH VIC 3166	\$537,500	23-Oct-25
3/4 ALBERT AVENUE OAKLEIGH VIC 3166	\$550,000	07-Aug-25
501/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$505,000	25-Sep-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: 14 January 2026



**14B/79 ATHERTON ROAD
OAKLEIGH VIC 3166**

 2
  1
  1

Sold Price ^{RS} **\$537,500** ^{UN} Sold Date **23-Oct-25**

Distance **0km**



**3/4 ALBERT AVENUE OAKLEIGH
VIC 3166**

 2
  1
  1

Sold Price **\$550,000** Sold Date **07-Aug-25**

Distance **0.07km**



**501/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**

 2
  2
  2

Sold Price **\$505,000** Sold Date **25-Sep-25**

Distance **0.78km**

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

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