

# 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

82 Atherton Road, Oakleigh Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb Oakleigh

Period - From 27/01/2025 to 26/01/2026 Source Property Data

### 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	102/89 Atherton Rd OAKLEIGH 3166	\$460,000	13/10/2025
2	206/63 Atherton Rd OAKLEIGH 3166	\$410,000	24/09/2025
3	206/63-65 Atherton Rd OAKLEIGH 3166	\$410,000	24/09/2025

**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 six months.~~

This Statement of Information was prepared on:

27/01/2026 10:06



 2   
  1   
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

27/01/2025 - 26/01/2026: \$575,000

## Comparable Properties

102/89 Atherton Rd OAKLEIGH 3166 (REI)

Agent Comments

 1   
  1   
  1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 13/10/2025

**Property Type:** Apartment



206/63 Atherton Rd OAKLEIGH 3166 (VG)

Agent Comments

 2   
  -   
  -

**Price:** \$410,000

**Method:** Sale

**Date:** 24/09/2025

**Property Type:** Strata Unit/Flat



206/63-65 Atherton Rd OAKLEIGH 3166 (REI)

Agent Comments

 2   
  1   
  -

**Price:** \$410,000

**Method:** Private Sale

**Date:** 24/09/2025

**Property Type:** Apartment

Account - O'Brien Real Estate Vermont | P: 03 9087 1087