

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

204/83-85 Drummond Street, Oakleigh Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$432,800

Median sale price

Median price

\$561,000

Property Type

Unit

Suburb

Oakleigh

Period - From

10/08/2025

to

09/08/2026

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	505/83-85 Drummond St OAKLEIGH 3166	\$430,000	27/05/2026
2	106/1525 Dandenong Rd OAKLEIGH 3166	\$510,000	08/02/2026
3	11/790-792 Warrigal Rd MALVERN EAST 3145	\$448,000	04/02/2026

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:

10/08/2026 10:27



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$432,800

Median Unit Price

10/08/2025 - 09/08/2026: \$561,000

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.

Comparable Properties



505/83-85 Drummond St OAKLEIGH 3166 (REI)

Agent Comments

2
 1
 1

Price: \$430,000

Method: Sold Before Auction

Date: 27/05/2026

Property Type: Apartment



106/1525 Dandenong Rd OAKLEIGH 3166 (REI/VG)

Agent Comments

2
 1
 1

Price: \$510,000

Method: Private Sale

Date: 08/02/2026

Property Type: Apartment



11/790-792 Warrigal Rd MALVERN EAST 3145 (REI)

Agent Comments

2
 1
 1

Price: \$448,000

Method: Private Sale

Date: 04/02/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355