

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

10/1 Heath Avenue, Oakleigh VIC 3166

Indicative selling price

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

Single price

\$459,000

Median sale price

Median price

\$570,444

Property Type

Unit

Suburb

Oakleigh

Period - From

10/08/2024

to

09/02/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/11 Logie Street Oakleigh VIC 3166	\$440,000	08/02/2025
19/79 Atherton Road Oakleigh VIC 3166	\$477,000	13/11/2024
41/1554-1556 Dandenong Road Huntingdale VIC 3166	\$475,000	09/10/2024

This Statement of Information was prepared on:

10/02/2025