

## 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

5 FAIRLAND AVENUE OAKLEIGH EAST VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,380,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,165,000

Property type

House

Suburb

Oakleigh East

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

Address of comparable property	Price	Date of sale
29 PATRICK STREET OAKLEIGH EAST VIC 3166	\$1,400,000	09-Jan-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: 11 February 2025

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**29 PATRICK STREET OAKLEIGH  
EAST VIC 3166**

 4  2  4

Sold Price <sup>RS</sup> **\$1,400,000** Sold Date **09-Jan-25**

Distance **0.17km**

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

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