

# 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

3/21 Macrina Street, 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)

Range between

\$1,020,000

&

\$1,120,000

### Median sale price

Median price

\$888,000

Property Type

Unit

Suburb

Oakleigh East

Period - From

06/09/2024

to

04/03/2025

Source

core\_logic

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

**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.

Address of comparable property	Price	Date of sale
1/46 Carmichael Road, Oakleigh East, Vic 3166	\$1,055,000	08/02/2025
1/39 Therese Avenue Mount Waverley, VIC 3149	\$1,090,000	24/11/2024

This Statement of Information was prepared on:

06/03/2025