

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

33 Greta Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Oakleigh East

Period - From 24/02/2024 to 23/02/2025 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	38 Highland Av OAKLEIGH EAST 3166	\$1,250,000	08/02/2025
2	11 Claudel St OAKLEIGH EAST 3166	\$1,190,000	08/02/2025
3	11 Turnbull Av OAKLEIGH EAST 3166	\$1,225,000	07/11/2024

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:

24/02/2025 15:44



Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

24/02/2024 - 23/02/2025: \$1,190,000

Comparable Properties



38 Highland Av OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 08/02/2025

Property Type: House (Res)

Land Size: 766 sqm approx



11 Claudel St OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$1,190,000

Method: Auction Sale

Date: 08/02/2025

Property Type: House (Res)

Land Size: 697 sqm approx



11 Turnbull Av OAKLEIGH EAST 3166 (VG)

Agent Comments



Price: \$1,225,000

Method: Sale

Date: 07/11/2024

Property Type: House (Res)

Land Size: 752 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222