

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 Stewart Road, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Oakleigh East

Period - From 13/03/2024

to

12/03/2025

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	121 Burlington St OAKLEIGH 3166	\$1,350,000	19/02/2025
2	29 Patrick St OAKLEIGH EAST 3166	\$1,400,000	09/01/2025
3	7 Daly St OAKLEIGH EAST 3166	\$1,302,000	23/11/2024

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:

13/03/2025 09:59



4 2 2

Property Type: House

Comparable Properties



121 Burlington St OAKLEIGH 3166 (REI)

4 2 2

Agent Comments

Price: \$1,350,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: House (Res)

Land Size: 636 sqm approx



29 Patrick St OAKLEIGH EAST 3166 (REI/VG)

4 2 4

Agent Comments

Price: \$1,400,000

Method: Private Sale

Date: 09/01/2025

Property Type: House

Land Size: 702 sqm approx



7 Daly St OAKLEIGH EAST 3166 (REI/VG)

4 2 2

Agent Comments

Price: \$1,302,000

Method: Auction Sale

Date: 23/11/2024

Property Type: House (Res)

Land Size: 529 sqm approx