

## 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

31 COLIN ROAD OAKLEIGH SOUTH VIC 3167

### 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

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,213,500

Property type

House

Suburb

Oakleigh South

Period-from

01 Jan 2024

to

31 Dec 2024

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

5 SURREY CRESCENT OAKLEIGH EAST VIC 3166	\$1,002,000	30-Nov-24
2 GORDON AVENUE OAKLEIGH EAST VIC 3166	\$975,000	09-Nov-24
10 ELATA STREET OAKLEIGH SOUTH VIC 3167	\$1,102,500	12-Nov-24

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: 22 January 2025



**5 SURREY CRESCENT OAKLEIGH  
EAST VIC 3166**

3 1 1

Sold Price <sup>RS</sup> **\$1,002,000** Sold Date **30-Nov-24**

Distance **1km**



**2 GORDON AVENUE OAKLEIGH  
EAST VIC 3166**

3 1 4

Sold Price **\$975,000** Sold Date **09-Nov-24**

Distance **1.51km**



**10 ELATA STREET OAKLEIGH  
SOUTH VIC 3167**

3 1 -

Sold Price <sup>RS</sup> **\$1,102,500** <sup>UN</sup> Sold Date **12-Nov-24**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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