

## 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

26/1656 DANDENONG ROAD 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

\$459,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$952,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Nov 2023

to

31 Oct 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

G01/124 CLAYTON ROAD CLAYTON VIC 3168	\$450,000	13-Aug-24
4/5 GREVILLE STREET HUNTINGDALE VIC 3166	\$435,000	27-May-24
204/27-29 KOONAWARRA STREET CLAYTON VIC 3168	\$508,000	31-Oct-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: 19 November 2024

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**601/124 CLAYTON ROAD  
CLAYTON VIC 3168**

2 1 1

Sold Price **\$450,000** Sold Date **13-Aug-24**

Distance **0.74km**



**4/5 GREVILLE STREET  
HUNTINGDALE VIC 3166**

2 1 1

Sold Price **\$435,000** Sold Date **27-May-24**

Distance **0.85km**



**204/27-29 KOONAWARRA STREET  
CLAYTON VIC 3168**

2 1 1

Sold Price <sup>RS</sup> **\$508,000** <sup>UN</sup> Sold Date **31-Oct-24**

Distance **0.87km**

RS = Recent sale      UN = Undisclosed Sale

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