

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	23 Sandalwood Drive Oakleigh South, 3167
---	--

Indicative selling price

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

Single price	\$1,100,000
--------------	-------------

Median sale price

Median price	\$1,195,000	Property Type	HOUSE	Suburb	OAKLEIGH SOUTH
--------------	-------------	---------------	-------	--------	----------------

Period - From	01-Apr-2024	to	31-Mar-2025	Source	Corelogic
---------------	-------------	----	-------------	--------	-----------

Comparable property sales

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	24 Dalbeattie Drive Clarinda	\$1,110,000	27-Feb-2025
2	47 Ester Crescent Clayton South	\$1,165,000	16-Dec-2024
3	55 Glenelg Drive Clayton South	\$1,084,300	20-Nov-2024

This statement of information was prepared on 12-Apr-2025 at 11:54:19 AM AEST