

# 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

28 Lawson Street, 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)

Range between

\$1,200,000

&

\$1,295,000

### Median sale price

Median price

\$1,165,000

Property Type

House

Suburb

Oakleigh East

Period - From

28/08/2024

to

27/02/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
34 Calista Avenue Oakleigh East VIC 3166	\$1,252,000	27/02/2025
13 Alexander Avenue Oakleigh East VIC 3166	\$1,285,500	13/02/2025
38 Highland Avenue Oakleigh East VIC 3166	\$1,250,000	08/02/2025

This Statement of Information was prepared on:

28/02/2025