

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

1/10 FRANKLYN STREET OAKLEIGH EAST VIC 3166

Indicative selling price

For the meaning of this price see 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

\$885,250

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

2/40 NONNA STREET OAKLEIGH EAST VIC 3166	\$1,105,000	15-Oct-25
56C HIGHLAND AVENUE OAKLEIGH EAST VIC 3166	\$1,060,000	13-Sep-25
1/3 WALLACE AVENUE OAKLEIGH SOUTH VIC 3167	\$998,888	29-Aug-25

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: 03 November 2025



**2/40 NONNA STREET OAKLEIGH
EAST VIC 3166**

 3  2  1

Sold Price ^{RS} **\$1,105,000** Sold Date **15-Oct-25**

Distance **0.93km**



**56C HIGHLAND AVENUE
OAKLEIGH EAST VIC 3166**

 4  2  1

Sold Price ^{RS} **\$1,060,000** Sold Date **13-Sep-25**

Distance **0.37km**



**1/3 WALLACE AVENUE OAKLEIGH
SOUTH VIC 3167**

 4  3  2

Sold Price **\$998,888** Sold Date **29-Aug-25**

Distance **1.46km**

RS = Recent sale **UN** = Undisclosed Sale

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