

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

1/3 Tamar Grove, Oakleigh VIC 3166

Indicative selling price

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

Range between

\$1,100,000

&

\$1,180,000

Median sale price

Median price

\$572,500

Property Type

Unit

Suburb

Oakleigh

Period - From

12/07/2025

to

11/01/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

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 six months.

| Address of comparable property | Price | Date of sale |
|---|-------------|--------------|
| 6/49 Latrobe Street Hughesdale VIC 3166 | \$1,180,000 | 06/12/2025 |
| 2/67 Carmichael Road Oakleigh East VIC 3166 | \$1,200,000 | 11/12/2025 |
| | | |

This Statement of Information was prepared on:

12/01/2026