

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

1/6 Clovis Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$958,000

Property Type Unit

Suburb Oakleigh East

Period - From 01/07/2025

to

30/09/2025

Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/9 Albany Rd OAKLEIGH EAST 3166	\$850,000	16/10/2025
2	36 Calista Av OAKLEIGH EAST 3166	\$890,000	13/09/2025
3	1/18 Dublin St OAKLEIGH EAST 3166	\$830,000	04/07/2025

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 six months.~~

This Statement of Information was prepared on:

14/11/2025 11:13



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
September quarter 2025: \$958,000

Comparable Properties



1/9 Albany Rd OAKLEIGH EAST 3166 (REI) Agent Comments

3 1 1

Price: \$850,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: Unit



36 Calista Av OAKLEIGH EAST 3166 (REI/VG) Agent Comments

3 1 2

Price: \$890,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit
Land Size: 352 sqm approx



1/18 Dublin St OAKLEIGH EAST 3166 (REI/VG) Agent Comments

3 1 2

Price: \$830,000
Method: Private Sale
Date: 04/07/2025
Property Type: Unit
Land Size: 372 sqm approx

