

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

1/7 MACRINA 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

\$890,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Aug 2024

to

31 Jul 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

3/14 MACRINA STREET OAKLEIGH EAST VIC 3166	\$1,050,000	10-May-25
1A KEITH STREET OAKLEIGH EAST VIC 3166	\$994,000	14-Jun-25
2 DOVER STREET OAKLEIGH EAST VIC 3166	\$1,010,000	07-Jul-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: 21 August 2025


3/14 MACRINA STREET OAKLEIGH EAST VIC 3166

Sold Price

\$1,050,000

Sold Date

10-May-25
 4
  2
  1

Distance

0.08km

1A KEITH STREET OAKLEIGH EAST VIC 3166

Sold Price

\$994,000

Sold Date

14-Jun-25
 4
  3
  1

Distance

1.44km

2 DOVER STREET OAKLEIGH EAST VIC 3166

Sold Price

^{RS} **\$1,010,000**

Sold Date

07-Jul-25
 4
  2
  1

Distance

1.26km
RS = Recent sale

UN = Undisclosed Sale

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