

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 Strelde Avenue Oakleigh East, 3166
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Indicative selling price

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

Range between	\$990,000 & \$1,050,000
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Median sale price

Median price	\$896,250	Property Type	UNIT	Suburb	OAKLEIGH EAST
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Period - From	01-Dec-2024	to	30-Nov-2025	Source	PropTrack
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Comparable property sales

	Address of comparable property	Price	Date of sale
1	2/4 Leumear Street, Oakleigh East	\$988,000	26-Nov-2025
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	2/11 Oberon Avenue, Oakleigh East	\$1,050,500	22-Nov-2025

This statement of information was prepared on 17-Jan-2026 at 10:07:00 AM AEDT