

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

11A SAGE 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

\$1,280,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,250

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

21B GARNETT STREET HUNTINGDALE VIC 3166	\$1,455,000	01-May-25
3/4 CORA COURT MOUNT WAVERLEY VIC 3149	\$1,270,000	28-Jun-25
1/34 GOLF LINKS AVENUE OAKLEIGH VIC 3166	\$1,368,888	07-Feb-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 July 2025

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**21B GARNETT STREET
HUNTINGDALE VIC 3166**

4 2 2

Sold Price ^{RS} **\$1,455,000** ^{UN} Sold Date **01-May-25**Distance **0.33km****3/4 CORA COURT MOUNT
WAVERLEY VIC 3149**

4 2 2

Sold Price ^{RS} **\$1,270,000** Sold Date **28-Jun-25**Distance **1.68km****1/34 GOLF LINKS AVENUE
OAKLEIGH VIC 3166**

4 2 2

Sold Price **\$1,368,888** Sold Date **07-Feb-25**Distance **1.82km****RS** = Recent sale**UN** = Undisclosed Sale

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