

## 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

12 HARDY COURT OAKLEIGH SOUTH VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,140,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Jul 2024

to

30 Jun 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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 19 OLD DANDENONG ROAD OAKLEIGH SOUTH VIC 3167 | \$965,000   | 07-Feb-25 |
| 31 COLIN ROAD OAKLEIGH SOUTH VIC 3167         | \$1,050,000 | 21-Feb-25 |
| 1133 CENTRE ROAD OAKLEIGH SOUTH VIC 3167      | \$1,002,000 | 11-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: 24 July 2025



**19 OLD DANDENONG ROAD  
OAKLEIGH SOUTH VIC 3167**

 3
  1
  1

Sold Price **\$965,000** Sold Date **07-Feb-25**

Distance **2.28km**



**31 COLIN ROAD OAKLEIGH SOUTH  
VIC 3167**

 3
  1
  2

Sold Price **\$1,050,000** Sold Date **21-Feb-25**

Distance **1.11km**



**1133 CENTRE ROAD OAKLEIGH  
SOUTH VIC 3167**

 3
  1
  2

Sold Price <sup>RS</sup> **\$1,002,000** Sold Date **11-Jul-25**

Distance **1.2km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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