

## 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

2/1 LEROUX STREET OAKLEIGH VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jun 2024

to

31 May 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

3/26 GOLF LINKS AVENUE OAKLEIGH VIC 3166	\$640,000	31-May-25
2/34 SWANSON CRESCENT CHADSTONE VIC 3148	\$626,000	14-May-25
3/3 KALYMNA GROVE CHADSTONE VIC 3148	\$680,000	06-Jun-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: 20 June 2025

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**3/26 GOLF LINKS AVENUE  
OAKLEIGH VIC 3166**
 2    1    1

Sold Price <sup>RS</sup> **\$640,000** <sup>UN</sup> Sold Date **31-May-25**

Distance **1.59km**

**2/34 SWANSON CRESCENT  
CHADSTONE VIC 3148**
 2    1    1

Sold Price <sup>RS</sup> **\$626,000** <sup>UN</sup> Sold Date **14-May-25**

Distance **0.84km**

**3/3 KALYMNA GROVE  
CHADSTONE VIC 3148**
 2    1    1

Sold Price <sup>RS</sup> **\$680,000** <sup>UN</sup> Sold Date **06-Jun-25**

Distance **1.04km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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