

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

2/22 MIMOSA AVENUE OAKLEIGH SOUTH VIC 3167

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 May 2024

to

30 Apr 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

1/6 TAUNTON AVENUE OAKLEIGH SOUTH VIC 3167	\$875,000	15-Feb-25
2/2 SUMERSETT AVENUE OAKLEIGH SOUTH VIC 3167	\$870,000	23-Nov-24
1/31 DALGAN STREET OAKLEIGH SOUTH VIC 3167	\$870,000	01-Mar-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: 12 May 2025

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**1/6 TAUNTON AVENUE OAKLEIGH
SOUTH VIC 3167**

Sold Price

^{RS}
\$875,000

Sold Date

15-Feb-25
 2

 1

 1

Distance

0.87km

**2/2 SUMERSETT AVENUE
OAKLEIGH SOUTH VIC 3167**

Sold Price

\$870,000

Sold Date

23-Nov-24
 3

 2

 2

Distance

0.95km

**1/31 DALGAN STREET OAKLEIGH
SOUTH VIC 3167**

Sold Price

Sold Date

01-Mar-25
 2

 1

 1

Distance

1.41km
RS = Recent sale

UN = Undisclosed Sale

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