## 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 ALVINA STREET 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	\$950,000	&	\$1,045,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,186,500	Prop	erty type	ty type House		Suburb	Oakleigh South
Period-from	01 Oct 2024	to	30 Sep 2	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
10 SUMERSETT AVENUE OAKLEIGH SOUTH VIC 3167	\$1,270,000	07-Jun-25
85 HARLINGTON STREET CLAYTON VIC 3168	\$1,203,000	08-Oct-25
19 MERLYN AVENUE CLAYTON SOUTH VIC 3169	\$969,369	02-Aug-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: 16 October 2025





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**10 SUMERSETT AVENUE OAKLEIGH SOUTH VIC 3167** 

₾ 1

⇔ 2

Sold Price

\$1,270,000 Sold Date 07-Jun-25

Distance

1.85km



**85 HARLINGTON STREET CLAYTON VIC 3168** 

**■** 3

₽ 1

\$ 2

Sold Price

<sup>RS</sup>\$1,203,000 Sold Date 08-Oct-25

Distance 0.73km



19 MERLYN AVENUE CLAYTON SOUTH VIC 3169

二 3

Sold Price

<sup>RS</sup> **\$969,369** Sold Date **02-Aug-25** 

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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