

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

21 BOSSINGTON 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

\$1,190,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Oakleigh South

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

2/25 SELWORTHY AVENUE OAKLEIGH SOUTH VIC 3167

\$1,188,000

24-Feb-25

74A KENNEDY STREET BENTLEIGH EAST VIC 3165

\$1,330,000

07-May-25

32 HAIGH STREET BENTLEIGH EAST VIC 3165

\$1,200,000

28-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: 17 June 2025

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**2/25 SELWORTHY AVENUE
OAKLEIGH SOUTH VIC 3167**

 4  3  2

Sold Price

\$1,188,000

Sold Date

24-Feb-25

Distance

0.16km



**74A KENNEDY STREET BENTLEIGH
EAST VIC 3165**

 4  2  2

Sold Price

^{RS} **\$1,330,000**

Sold Date

07-May-25

Distance

0.5km



**32 HAIGH STREET BENTLEIGH
EAST VIC 3165**

 3  2  1

Sold Price

\$1,200,000

Sold Date

28-Feb-25

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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