Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	22a Clyde Street, Oakleigh VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,100,000	&	\$1,180,000
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Median sale price

Median price	\$1,330,500	Pro	perty Type Ho	ouse		Suburb	Oakleigh
Period - From	28/04/2025	to	27/10/2025	Sou	urce	Cotality	ГМ

Comparable property sales (*Delete A or B below as applicable)

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 six months.

Address of comparable property	Price	Date of sale
8 Clyde Street Oakleigh VIC 3166	\$1,180,000	29/08/2025
6 Clyde Street Oakleigh VIC 3166	\$1,100,000	31/05/2025

This Statement of Information was prepared on:	28/10/2025

