

# 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

23 Gadd Street, Oakleigh VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,850,000

&

\$1,900,000

### Median sale price

Median price

\$1,255,000

Property Type

House

Suburb

Oakleigh

Period - From

13/02/2025

to

12/08/2025

Source

core\_logic

### 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 |
|--------------------------------------------|-------------|--------------|
| 10 Ford Avenue Oakleigh VIC 3166           | \$1,836,000 | 12/07/2025   |
| 34 Terrigal Avenue Oakleigh South VIC 3167 | \$1,975,000 | 31/05/2025   |
|                                            |             |              |

This Statement of Information was prepared on:

14/08/2025