

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

26 Amara Circuit, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$790,000

&

\$869,000

Median sale price

Median price

\$835,500

Property Type

Unit

Suburb

Oakleigh South

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 six 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	42 Jackson Green Blvd CLAYTON SOUTH 3169	\$812,000	13/09/2025
2	1/10 Kaybrook Ct OAKLEIGH SOUTH 3167	\$865,000	30/08/2025
3	1/10 Delia St OAKLEIGH SOUTH 3167	\$850,000	31/05/2025

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 six months.~~

This Statement of Information was prepared on:

09/10/2025 15:25



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$790,000 - \$869,000
Median Unit Price
Year ending September 2025: \$835,500

Comparable Properties



42 Jackson Green Blvd CLAYTON SOUTH 3169 (REI) Agent Comments
3 bedrooms, 2 living areas, 2 parking spaces

Price: \$812,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)
Land Size: 135 sqm approx



1/10 Kaybrook Ct OAKLEIGH SOUTH 3167 (REI) Agent Comments
3 bedrooms, 1 living area, 1 parking space

Price: \$865,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit
Land Size: 265 sqm approx



1/10 Delia St OAKLEIGH SOUTH 3167 (REI/VG) Agent Comments
3 bedrooms, 1 living area, 1 parking space

Price: \$850,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)
Land Size: 380 sqm approx

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