

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

3/13 State Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$994,500

Property Type Townhouse

Suburb Oakleigh East

Period - From 06/10/2024

to

05/10/2025

Source Property Data

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	2/36 Edinburgh St CLAYTON 3168	\$825,000	09/07/2025
2	1/25 Atkinson St CHADSTONE 3148	\$850,000	29/06/2025
3	12/32 Adrian St CHADSTONE 3148	\$850,000	28/06/2025

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:

06/10/2025 11:52



Peter Liu
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Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Townhouse Price
06/10/2024 - 05/10/2025: \$994,500

Comparable Properties



2/36 Edinburgh St CLAYTON 3168 (VG) Agent Comments
3 - -

Price: \$825,000
Method: Sale
Date: 09/07/2025
Property Type: Flat/Unit/Apartment (Res)



1/25 Atkinson St CHADSTONE 3148 (VG) Agent Comments
3 - -

Price: \$850,000
Method: Sale
Date: 29/06/2025
Property Type: Flat/Unit/Apartment (Res)



12/32 Adrian St CHADSTONE 3148 (VG) Agent Comments
3 - -

Price: \$850,000
Method: Sale
Date: 28/06/2025
Property Type: Strata Unit/Townhouse - Conjoined

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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