

## 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

3/133 CLAYTON ROAD OAKLEIGH EAST VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,250

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 3/1875 DANDENONG ROAD OAKLEIGH EAST VIC 3166 | \$955,000 | 03-Aug-24 |
| 3/1 DOVER STREET OAKLEIGH EAST VIC 3166      | \$920,000 | 11-Nov-24 |
| 1/16 ALFRED GROVE OAKLEIGH EAST VIC 3166     | \$950,000 | 07-Jun-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: 31 October 2025

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**3/1875 DANDENONG ROAD  
OAKLEIGH EAST VIC 3166**

3 2 1

Sold Price **\$955,000** Sold Date **03-Aug-24**

Distance **0.13km**

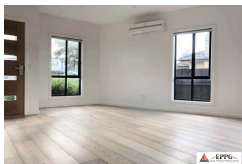


**3/1 DOVER STREET OAKLEIGH  
EAST VIC 3166**

3 2 1

Sold Price **\$920,000** Sold Date **11-Nov-24**

Distance **0.22km**



**1/16 ALFRED GROVE OAKLEIGH  
EAST VIC 3166**

3 2 1

Sold Price **\$950,000** Sold Date **07-Jun-25**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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