

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

3/7 MERCER STREET OAKLEIGH EAST VIC 3166

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Sep 2024

to

31 Aug 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

29/2A INGA STREET OAKLEIGH EAST VIC 3166	\$550,000	09-Jul-25
2/4 ALBERT AVENUE OAKLEIGH VIC 3166	\$540,000	07-Jun-25
15/19 NONNA STREET OAKLEIGH EAST VIC 3166	\$570,000	16-Apr-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: 12 September 2025

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**29/2A INGA STREET OAKLEIGH
EAST VIC 3166**

 1  -  1

Sold Price

\$550,000

Sold Date

09-Jul-25

Distance

1.01km



**2/4 ALBERT AVENUE OAKLEIGH
VIC 3166**

 2  1  -

Sold Price

\$540,000

Sold Date

07-Jun-25

Distance

0.97km



**15/19 NONNA STREET OAKLEIGH
EAST VIC 3166**

 2  1  1

Sold Price

\$570,000

Sold Date

16-Apr-25

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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