

# 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

31a Clyde 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

\$1,250,000

&

\$1,300,000

### Median sale price

Median price

\$1,260,000

Property Type

House

Suburb

Oakleigh

Period - From

14/01/2025

to

13/07/2025

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 |
|------------------------------------|-------------|--------------|
| 33 Queens Avenue Oakleigh VIC 3166 | \$1,245,000 | 30/05/2025   |
|                                    |             |              |
|                                    |             |              |

This Statement of Information was prepared on:

14/07/2025