

# 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

34 Terrigal Avenue, Oakleigh South VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,650,000

&

\$1,725,000

### Median sale price

Median price

\$1,195,000

Property Type

House

Suburb

Oakleigh South

Period - From

16/10/2024

to

15/04/2025

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 |
|--|-------------|--------------|
| 4-6 Riley Street Oakleigh South VIC 3167 | \$1,750,000 | 05/04/2025   |
| 49 Calembeena Avenue Hughesdale VIC 3166 | \$1,710,000 | 29/03/2025   |
|  |             |              |

This Statement of Information was prepared on:

16/04/2025