

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

35C FERNTREE GULLY ROAD OAKLEIGH 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,444

Property type

Unit

Suburb

Oakleigh

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

3/165 ATHERTON ROAD OAKLEIGH VIC 3166	\$1,200,000	-
44B HEATH AVENUE OAKLEIGH VIC 3166	\$1,186,000	02-Nov-24
3/21 MACRINA STREET OAKLEIGH EAST VIC 3166	\$1,140,000	15-Mar-25

OR

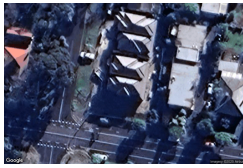
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 07 April 2025

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**3/165 ATHERTON ROAD
OAKLEIGH VIC 3166**
 4  3  1

Sold Price

\$1,200,000

Sold Date

-

Distance

0.47km

**44B HEATH AVENUE OAKLEIGH
VIC 3166**
 3  2  2

Sold Price

\$1,186,000

Sold Date

02-Nov-24

Distance

0.74km

**3/21 MACRINA STREET OAKLEIGH
EAST VIC 3166**
 4  2  1

Sold Price

^{RS} **\$1,140,000**

Sold Date

15-Mar-25

Distance

0.95km
RS = Recent sale

UN = Undisclosed Sale

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