

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

4/10 Coonil Street, Oakleigh South Vic 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$620,000

Median sale price

Median price \$882,500

Property Type Unit

Suburb Oakleigh South

Period - From 01/07/2025

to 30/09/2025

Source REIV

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 six 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
1	1/20-22 Newport Rd CLAYTON SOUTH 3169	\$641,000	07/06/2025
2	1/1176 Centre Rd CLARINDA 3169	\$600,000	20/05/2025
3	3/1439 Centre Rd CLAYTON 3168	\$630,000	03/05/2025

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 six months.~~

This Statement of Information was prepared on:

14/10/2025 14:57



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
September quarter 2025: \$882,500

Comparable Properties

1/20-22 Newport Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

2 1 2

Price: \$641,000
Method: Auction Sale
Date: 07/06/2025
Property Type: Unit



1/1176 Centre Rd CLARINDA 3169 (REI/VG)

Agent Comments

2 1 2

Price: \$600,000
Method: Private Sale
Date: 20/05/2025
Property Type: Unit



3/1439 Centre Rd CLAYTON 3168 (VG)

Agent Comments

2 - -

Price: \$630,000
Method: Sale
Date: 03/05/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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