

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

4/16 ALFRED GROVE 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Aug 2024

to

31 Jul 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

2/28 LERINA STREET OAKLEIGH EAST VIC 3166	\$912,000	28-Jun-25
1/16 ALFRED GROVE OAKLEIGH EAST VIC 3166	\$950,000	07-Jun-25
2/7 CLAUDEL STREET OAKLEIGH EAST VIC 3166	\$870,000	17-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: 21 August 2025

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2/28 LERINA STREET OAKLEIGH EAST VIC 3166

 3  1  1

Sold Price ^{RS} **\$912,000** ^{UN} Sold Date **28-Jun-25**

Distance **0.21km**



1/16 ALFRED GROVE OAKLEIGH EAST VIC 3166

 3  2  1

Sold Price **\$950,000** Sold Date **07-Jun-25**

Distance **0km**



2/7 CLAUDEL STREET OAKLEIGH EAST VIC 3166

 3  1  1

Sold Price **\$870,000** Sold Date **17-Mar-25**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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