

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

43 STEWART ROAD 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

\$1,200,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Feb 2025

to

31 Jan 2026

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

2/17 FENTON STREET HUNTINGDALE VIC 3166	\$1,280,000	30-Nov-25
2/4 CORA COURT MOUNT WAVERLEY VIC 3149	\$1,320,000	18-Dec-25
20A LAWSON STREET OAKLEIGH EAST VIC 3166	\$1,166,888	16-Oct-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: 06 February 2026



**2/17 FENTON STREET
HUNTINGDALE VIC 3166**

4 2 2

Sold Price ^{RS} **\$1,280,000** Sold Date **30-Nov-25**

Distance **1.12km**



**2/4 CORA COURT MOUNT
WAVERLEY VIC 3149**

4 2 2

Sold Price ^{RS} **\$1,320,000** ^{UN} Sold Date **18-Dec-25**

Distance **1.91km**



**20A LAWSON STREET OAKLEIGH
EAST VIC 3166**

3 3 2

Sold Price **\$1,166,888** Sold Date **16-Oct-25**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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