

## 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

52 DOWLING ROAD 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) (\*Delete single price or range as applicable)

Single Price

\$1,250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

House

Suburb

Oakleigh South

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

89 CLARINDA ROAD OAKLEIGH SOUTH VIC 3167	\$1,260,000	12-Jul-25
33 WANDOO AVENUE CLARINDA VIC 3169	\$1,228,000	29-Jun-25
28 ABERCROMBIE STREET OAKLEIGH SOUTH VIC 3167	\$1,261,000	28-Jun-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: 15 August 2025


**89 CLARINDA ROAD OAKLEIGH  
SOUTH VIC 3167**
 4    2    2

Sold Price

<sup>RS</sup> **\$1,260,000**

Sold Date

**12-Jul-25**

Distance

**0.16km**

**33 WANDOO AVENUE CLARINDA  
VIC 3169**
 3    2    2

Sold Price

<sup>RS</sup> **\$1,228,000**

Sold Date

**29-Jun-25**

Distance

**1.19km**

**28 ABERCROMBIE STREET  
OAKLEIGH SOUTH VIC 3167**
 4    2    2

Sold Price

<sup>RS</sup> **\$1,261,000**

Sold Date

**28-Jun-25**

Distance

**1.28km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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