

## 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

56C HIGHLAND AVENUE OAKLEIGH EAST VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$830,000

&

\$900,000

### 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

2/7 CLAUDEL STREET OAKLEIGH EAST VIC 3166	\$870,000	17-Mar-25
3/54 EDINBURGH STREET CLAYTON VIC 3168	\$887,500	05-Apr-25
2/37 MARGARET STREET CLAYTON VIC 3168	\$885,000	03-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

**2/7 CLAUDEL STREET OAKLEIGH  
EAST VIC 3166**

3 1 1

Sold Price

**\$870,000**

Sold Date

**17-Mar-25**

Distance

**0.54km****3/54 EDINBURGH STREET  
CLAYTON VIC 3168**

3 2 1

Sold Price

**\$887,500**

Sold Date

**05-Apr-25**

Distance

**1.12km****2/37 MARGARET STREET  
CLAYTON VIC 3168**

4 4 1

Sold Price

**\$885,000**

Sold Date

**03-Jun-25**

Distance

**1.19km**

RS = Recent sale

UN = Undisclosed Sale

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