

## 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

G03/70 FERNTREE GULLY ROAD 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

\$680,000

&

\$740,000

### 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

409/89 ATHERTON ROAD OAKLEIGH VIC 3166

\$808,000

04-Aug-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: 29 August 2025



**409/89 AHERTON ROAD  
OAKLEIGH VIC 3166**

 3  2  2

Sold Price <sup>RS</sup> **\$808,000** <sup>UN</sup> Sold Date **04-Aug-25**

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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