

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

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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

3/15-17 OBERON AVENUE OAKLEIGH EAST VIC 3166	\$752,000	12-Apr-25
1/28 BANKSIA STREET CLAYTON VIC 3168	\$697,500	27-Apr-25
3/30 MADELEINE ROAD CLAYTON VIC 3168	\$697,000	23-Nov-24

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: 12 May 2025


**3/15-17 OBERON AVENUE
OAKLEIGH EAST VIC 3166**

 2
  1
  2

Sold Price

^{RS}
\$752,000

Sold Date

12-Apr-25

Distance

0.29km

**1/28 BANKSIA STREET CLAYTON
VIC 3168**

 2
  2
  1

Sold Price

^{RS}
\$697,500

Sold Date

27-Apr-25

Distance

1.11km

**3/30 MADELEINE ROAD CLAYTON
VIC 3168**

 2
  1
  1

Sold Price

\$697,000

Sold Date

23-Nov-24

Distance

1.15km
RS = Recent sale

UN = Undisclosed Sale

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