

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

18 Coombs Avenue, Oakleigh South Vic 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,245,500

Property Type House

Suburb Oakleigh South

Period - From 01/04/2025

to

30/06/2025

Source REIV

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 six 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
1	14 Meppel Dr CLAYTON SOUTH 3169	\$1,288,000	02/08/2025
2	89 Clarinda Rd OAKLEIGH SOUTH 3167	\$1,260,000	12/07/2025
3	56 Harlington St CLAYTON 3168	\$1,200,000	26/06/2025

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 six months.~~

This Statement of Information was prepared on:

04/09/2025 14:10



Property Type: House

Agent Comments

Comparable Properties



14 Meppel Dr CLAYTON SOUTH 3169 (REI)

Agent Comments



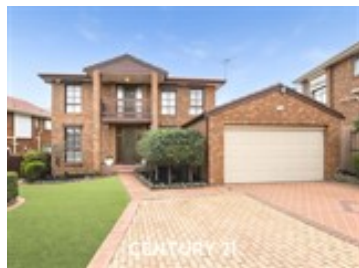
Price: \$1,288,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Land Size: 538 sqm approx



89 Clarinda Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 12/07/2025

Property Type: House (Res)



56 Harlington St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 26/06/2025

Property Type: House (Res)

Land Size: 638 sqm approx