

# Statement of Information

## Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode

1-3/27 Alfred Grove, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
townhouse 1		Or range between	\$1,100,000	&	\$1,210,000
townhouse 2		Or range between	\$900,000	&	\$990,000
townhouse 3		Or range between	\$1,200,000	&	\$1,320,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$935,500

Suburb

Oakleigh East

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 details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
townhouse 1	2/32 Alice St CLAYTON 3168	\$1,165,000	30/08/2025
	1/1 Dunstan St CLAYTON 3168	\$1,071,000	17/05/2025
	2/22 Macrina St OAKLEIGH EAST 3166	\$1,217,000	29/03/2025

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
townhouse 2	1/30 Elizabeth St OAKLEIGH EAST 3166	\$1,100,000	12/04/2025
	41a Berkeley St HUNTINGDALE 3166	\$1,110,000	10/04/2025
	1/27 Manoon Rd CLAYTON SOUTH 3169	\$1,053,000	08/03/2025

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
townhouse 3	3/10 Fortuna St CLAYTON 3168	\$1,120,000	07/06/2025
	87 Madeleine Rd CLAYTON 3168	\$1,300,000	04/04/2025
	3/21 Macrina St OAKLEIGH EAST 3166	\$1,140,000	15/03/2025

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

05/09/2025 15:43