

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

2 GORDON AVENUE 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

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Oakleigh East

Period-from

01 Sep 2024

to

31 Aug 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

5 STEWART ROAD OAKLEIGH EAST VIC 3166	\$1,375,000	29-Mar-25
33 TALBOT ROAD MOUNT WAVERLEY VIC 3149	\$1,171,000	10-May-25
177 CLAYTON ROAD OAKLEIGH EAST VIC 3166	\$1,170,000	12-Apr-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: 18 September 2025


**5 STEWART ROAD OAKLEIGH
EAST VIC 3166**

 4
  2
  1

Sold Price **\$1,375,000** Sold Date **29-Mar-25**

Distance **0.46km**


**33 TALBOT ROAD MOUNT
WAVERLEY VIC 3149**

 4
  2
  2

Sold Price **\$1,171,000** Sold Date **10-May-25**

Distance **1.83km**


**177 CLAYTON ROAD OAKLEIGH
EAST VIC 3166**

 4
  2
  4

Sold Price **\$1,170,000** Sold Date **12-Apr-25**

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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