

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

4/2 Cunningham Place, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$711,000

Property Type

Unit

Suburb

Oakleigh South

Period - From

03/10/2024

to

02/10/2025

Source

Property Data

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	3/15-17 Springs Rd CLAYTON SOUTH 3169	\$732,500	28/06/2025
2	1/1149 Centre Rd OAKLEIGH SOUTH 3167	\$768,000	30/04/2025
3	1/41-43 Riley St OAKLEIGH SOUTH 3167	\$720,000	07/04/2025

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:

03/10/2025 11:32



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
03/10/2024 - 02/10/2025: \$711,000

Comparable Properties



3/15-17 Springs Rd CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$732,500
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit



1/1149 Centre Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$768,000
Method: Private Sale
Date: 30/04/2025
Property Type: Unit
Land Size: 261 sqm approx



1/41-43 Riley St OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 07/04/2025
Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222