

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

2/12 INGA STREET 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

\$940,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,500

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Nov 2024

to

31 Oct 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

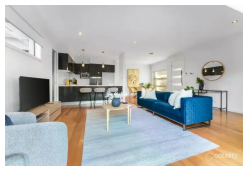
Date of sale

3/14 MACRINA STREET OAKLEIGH EAST VIC 3166	\$1,050,000	10-May-25
4/15-17 CALISTA AVENUE OAKLEIGH EAST VIC 3166	\$960,000	31-Aug-25
56C HIGHLAND AVENUE OAKLEIGH EAST VIC 3166	\$1,060,000	13-Sep-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: 07 November 2025



**3/14 MACRINA STREET OAKLEIGH
EAST VIC 3166**

 4  2  1

Sold Price

\$1,050,000

Sold Date

10-May-25

Distance

0.16km



**4/15-17 CALISTA AVENUE
OAKLEIGH EAST VIC 3166**

 4  3  2

Sold Price

^{RS} **\$960,000**

Sold Date

31-Aug-25

Distance

0.65km



**56C HIGHLAND AVENUE
OAKLEIGH EAST VIC 3166**

 4  2  1

Sold Price

^{RS} **\$1,060,000**

Sold Date

13-Sep-25

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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