

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

1/6 CLOVIS 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

\$660,000

&

\$725,000

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

1/9 ALBANY ROAD OAKLEIGH EAST VIC 3166	\$850,000	17-Oct-25
36 CALISTA AVENUE OAKLEIGH EAST VIC 3166	\$890,000	13-Sep-25
1/18 DUBLIN STREET OAKLEIGH EAST VIC 3166	\$830,000	04-Jul-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 November 2025



**1/9 ALBANY ROAD OAKLEIGH
EAST VIC 3166**

 3  1  1

Sold Price

^{RS} **\$850,000**

Sold Date

17-Oct-25

Distance

0.81km



**36 CALISTA AVENUE OAKLEIGH
EAST VIC 3166**

 3  1  1

Sold Price

\$890,000

Sold Date

13-Sep-25

Distance

0.94km



**1/18 DUBLIN STREET OAKLEIGH
EAST VIC 3166**

 3  1  1

Sold Price

\$830,000

Sold Date

04-Jul-25

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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