

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

2/6 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

\$1,290,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$917,500

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Dec 2024

to

30 Nov 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

2/17 FENTON STREET HUNTINGDALE VIC 3166	\$1,280,000	30-Nov-25
1/10 FRANKLYN STREET OAKLEIGH EAST VIC 3166	\$1,130,000	29-Nov-25
20A LAWSON STREET OAKLEIGH EAST VIC 3166	\$1,166,888	16-Oct-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: 23 December 2025


**2/17 FENTON STREET
HUNTINGDALE VIC 3166**

 4
  2
  2

Sold Price ^{RS} **\$1,280,000** Sold Date **30-Nov-25**

Distance **0.33km**


**1/10 FRANKLYN STREET
OAKLEIGH EAST VIC 3166**

 4
  3
  2

Sold Price ^{RS} **\$1,130,000** ^{UN} Sold Date **29-Nov-25**

Distance **0.22km**


**20A LAWSON STREET OAKLEIGH
EAST VIC 3166**

 3
  3
  2

Sold Price **\$1,166,888** Sold Date **16-Oct-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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