

## 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 2/6 Clovis Street, Oakleigh East Vic 3166  
Including suburb and postcode

#### Indicative selling price

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

Range between \$1,020,000 & \$1,120,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,255,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Oakleigh East</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	2/17 Fenton St HUNTINGDALE 3166	\$1,280,000	30/11/2025
2	1/10 Franklyn St OAKLEIGH EAST 3166	\$1,130,000	29/11/2025
3	20a Lawson St OAKLEIGH EAST 3166	\$1,166,888	15/10/2025

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:

12/01/2026 10:09



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$1,020,000 - \$1,120,000

**Median House Price**

December quarter 2025: \$1,255,000

## Comparable Properties



**2/17 Fenton St HUNTINGDALE 3166 (REI)**



Agent Comments

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 30/11/2025

**Property Type:** Townhouse (Single)



**1/10 Franklyn St OAKLEIGH EAST 3166 (REI)**



Agent Comments

**Price:** \$1,130,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** Townhouse (Res)

**20a Lawson St OAKLEIGH EAST 3166 (REI/VG)**



Agent Comments

**Price:** \$1,166,888

**Method:** Sold Before Auction

**Date:** 15/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 251 sqm approx

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