

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,020,000

&

\$1,120,000

### Median sale price

Median price \$1,255,000

Property Type House

Suburb Oakleigh East

Period - From 01/10/2025

to 31/12/2025

Source REIV

### 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

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



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