

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
2-52 KINGS COURT 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 \$750,000 & \$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/>	Suburb <input type="text"/>
Period-from <input type="text"/>	to <input type="text"/>	Source <input type="text"/>

\$917,500 Unit Oakleigh East
01 Dec 2024 30 Nov 2025 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
4/15-17 CALISTA AVENUE OAKLEIGH EAST VIC 3166	\$960,000	31-Aug-25
2 DOVER STREET OAKLEIGH EAST VIC 3166	\$1,010,000	07-Jul-25
2/1 AUGUSTE AVENUE CLAYTON VIC 3168	\$1,040,500	25-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



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4/15-17 CALISTA AVENUE
OAKLEIGH EAST VIC 3166

4 3 2

Sold Price

^{RS} \$960,000 Sold Date 31-Aug-25

Distance 0.43km



2 DOVER STREET OAKLEIGH EAST
VIC 3166

4 2 1

^{RS} \$1,010,000 Sold Date 07-Jul-25

Distance 0.96km



2/1 AUGUSTE AVENUE CLAYTON
VIC 3168

4 3 2

Sold Price

^{RS} \$1,040,500 Sold Date 25-Oct-25

Distance 0.68km

RS = Recent sale

UN = Undisclosed Sale

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