

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

\$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

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


**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

Sold Price

^{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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