

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	23 Olinda Grove, Oakleigh South Vic 3167
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Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,245,250	Property Type	House	Suburb	Oakleigh South
Period - From	01/01/2025	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 18 Coombs Av OAKLEIGH SOUTH 3167	\$1,378,000	13/09/2025
2		
3		

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:

15/01/2026 12:41



Property Type:

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending December 2025: \$1,245,250

Comparable Properties



18 Coombs Av OAKLEIGH SOUTH 3167 (REI/VG)



Price: \$1,378,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 395 sqm approx

Agent Comments

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.

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