

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

5 Oberon Avenue, Oakleigh East Vic 3166

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,255,000

Property Type

House

Suburb

Oakleigh East

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	80 Macrina St OAKLEIGH EAST 3166	\$1,445,000	13/12/2025
2	71 Highland Av OAKLEIGH EAST 3166	\$1,344,000	13/12/2025
3	12 Curran St OAKLEIGH EAST 3166	\$1,260,000	14/11/2025

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:

15/01/2026 16:20



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending December 2025: \$1,255,000

Comparable Properties



80 Macrina St OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$1,445,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 828 sqm approx



71 Highland Av OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$1,344,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 842 sqm approx



12 Curran St OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$1,260,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: House (Res)
Land Size: 814 sqm approx

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



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