

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

2/13 Nova Street, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$920,000

Property Type

Unit

Suburb

Oakleigh South

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	1/6 Clovis St OAKLEIGH EAST 3166	\$790,000	07/12/2025
2	3/28 Francis St CLAYTON 3168	\$894,000	06/12/2025
3	1/10 Kaybrook Ct OAKLEIGH SOUTH 3167	\$865,000	30/08/2025

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:

13/01/2026 14:28

2/13 Nova Street, Oakleigh South Vic 3167

RayWhite

Peter Liu
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Property Type:
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Unit Price
December quarter 2025: \$920,000

Comparable Properties



1/6 Clovis St OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$790,000
Method: Auction Sale
Date: 07/12/2025
Property Type: Unit
Land Size: 347 sqm approx



3/28 Francis St CLAYTON 3168 (REI)

Agent Comments



Price: \$894,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Unit



1/10 Kaybrook Ct OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$865,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit
Land Size: 265 sqm approx

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



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