

## 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  
10 Columbia Street, Oakleigh South Vic 3167

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

#### 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 2 Beryl Av OAKLEIGH SOUTH 3167	\$1,270,000	13/11/2025
2 22 Sherbrooke Av OAKLEIGH SOUTH 3167	\$1,055,000	03/11/2025
3 5 Elora Rd OAKLEIGH SOUTH 3167	\$1,180,000	06/09/2025

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:



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**Property Type:** House (Res)**Land Size:** 533 sqm approx**Agent Comments****Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

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

## Comparable Properties

**2 Beryl Av OAKLEIGH SOUTH 3167 (REI/VG)**

4



1



1

**Price:** \$1,270,000**Method:** Private Sale**Date:** 13/11/2025**Property Type:** House (Res)**Land Size:** 609 sqm approx**Agent Comments****22 Sherbrooke Av OAKLEIGH SOUTH 3167 (REI/VG)**

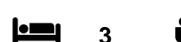
4



2



2

**Price:** \$1,055,000**Method:** Private Sale**Date:** 03/11/2025**Property Type:** House (Res)**Land Size:** 598 sqm approx**Agent Comments****5 Elora Rd OAKLEIGH SOUTH 3167 (REI/VG)**

3



1



3

**Price:** \$1,180,000**Method:** Auction Sale**Date:** 06/09/2025**Property Type:** House (Res)**Land Size:** 595 sqm approx**Agent Comments****Account - Ray White Carnegie | P: 03 9571 6777 | F: 03 8574 8899**