

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

Range between \$1,150,000

&

\$1,250,000

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	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:

12/02/2026 16:00



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)

Agent Comments



Price: \$1,270,000

Method: Private Sale

Date: 13/11/2025

Property Type: House (Res)

Land Size: 609 sqm approx



22 Sherbrooke Av OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$1,055,000

Method: Private Sale

Date: 03/11/2025

Property Type: House (Res)

Land Size: 598 sqm approx



5 Elora Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 595 sqm approx

Account - Ray White Carnegie | P: 03 9571 6777 | F: 03 8574 8899