

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

1/45 MACRINA STREET OAKLEIGH EAST VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$904,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

1/9 ALBANY ROAD OAKLEIGH EAST VIC 3166	\$850,000	17-Oct-25
1/6 CLOVIS STREET OAKLEIGH EAST VIC 3166	\$790,000	07-Dec-25
2/10 BONHAM CRESCENT OAKLEIGH EAST VIC 3166	\$890,000	29-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 13 February 2026


**1/9 ALBANY ROAD OAKLEIGH
EAST VIC 3166**

 3
  1
  1

Sold Price **\$850,000** Sold Date **17-Oct-25**

Distance **0.19km**


**1/6 CLOVIS STREET OAKLEIGH
EAST VIC 3166**

 3
  1
  2

Sold Price ^{RS} **\$790,000** Sold Date **07-Dec-25**

Distance **0.88km**


**2/10 BONHAM CRESCENT
OAKLEIGH EAST VIC 3166**

 3
  1
  1

Sold Price **\$890,000** Sold Date **29-Nov-25**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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