

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

3/28 Coane Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,005,000 Property Type Townhouse Suburb Oakleigh East

Period - From 17/02/2025 to 16/02/2026 Source Property Data

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	2/6 Clovis St OAKLEIGH EAST 3166	\$1,100,000	03/02/2026
2	8a Coane St OAKLEIGH EAST 3166	\$995,000	05/12/2025
3	2/12 Inga St OAKLEIGH EAST 3166	\$1,047,352	28/11/2025

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:

17/02/2026 16:00

3/28 Coane Street, Oakleigh East Vic 3166

RayWhite

Peter Liu
0451367278
peter.liu@raywhite.com



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Townhouse Price
17/02/2025 - 16/02/2026: \$1,005,000

Comparable Properties



2/6 Clovis St OAKLEIGH EAST 3166 (REI)

Agent Comments

4 3 2

Price: \$1,100,000
Method: Private Sale
Date: 03/02/2026
Property Type: Townhouse (Single)



8a Coane St OAKLEIGH EAST 3166 (REI)

Agent Comments

4 3 2

Price: \$995,000
Method: Private Sale
Date: 05/12/2025
Property Type: Townhouse (Res)



2/12 Inga St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

4 3 2

Price: \$1,047,352
Method: Sold Before Auction
Date: 28/11/2025
Property Type: Townhouse (Res)

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



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