

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

Peter Liu

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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)



4



3



2

Agent Comments

Price: \$1,100,000

Method: Private Sale

Date: 03/02/2026

Property Type: Townhouse (Single)



8a Coane St OAKLEIGH EAST 3166 (REI)



4



3



2

Agent Comments

Price: \$995,000

Method: Private Sale

Date: 05/12/2025

Property Type: Townhouse (Res)



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



4



3



2

Agent Comments

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