

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$930,000 & \$990,000

### Median sale price

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

Period - From 10/03/2025 to 09/03/2026 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: 10/03/2026 10:38



4   3   1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$930,000 - \$990,000  
**Median Townhouse Price**  
10/03/2025 - 09/03/2026: \$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)

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