

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

5 Lyndale Court, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,292,500

Property Type

House

Suburb

Oakleigh South

Period - From

01/10/2025

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	28 Carroll Rd OAKLEIGH SOUTH 3167	\$1,250,000	19/12/2025
2	3 Swaran Ct OAKLEIGH SOUTH 3167	\$1,525,000	29/09/2025
3	18 Coombs Av OAKLEIGH SOUTH 3167	\$1,378,000	13/09/2025

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:

16/02/2026 11:46



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2025: \$1,292,500

Comparable Properties



28 Carroll Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

5 3 5

Price: \$1,250,000
Method: Sold Before Auction
Date: 19/12/2025
Property Type: House (Res)



3 Swaran Ct OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

6 4 2

Price: \$1,525,000
Method: Private Sale
Date: 29/09/2025
Property Type: House
Land Size: 608 sqm approx



18 Coombs Av OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

4 3 2

Price: \$1,378,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 395 sqm approx

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