

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

10/120 Ferntree Gully Road, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$913,500

Property Type Unit

Suburb Oakleigh East

Period - From 01/01/2025

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	10/1452-1454 North Rd CLAYTON 3168	\$645,000	06/12/2025
2	5/11 State St OAKLEIGH EAST 3166	\$630,000	10/11/2025
3	3/7 Mercer St OAKLEIGH EAST 3166	\$630,000	23/09/2025

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:

20/03/2026 16:57



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending December 2025: \$913,500

Comparable Properties



10/1452-1454 North Rd CLAYTON 3168 (REI)

Agent Comments

2 1 1

Price: \$645,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Unit



5/11 State St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 10/11/2025

Property Type: Unit



3/7 Mercer St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 23/09/2025

Property Type: Unit

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