

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

1/7 Greta Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$815,000 Property Type Unit Suburb Oakleigh East

Period - From 09/04/2025 to 08/04/2026 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	1/42 Madeleine Rd CLAYTON 3168	\$820,000	07/03/2026
2	1/1426 North Rd CLAYTON 3168	\$792,000	28/02/2026
3	1/6 Clovis St OAKLEIGH EAST 3166	\$790,000	07/12/2025

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:

09/04/2026 12:04



Property Type: Unit
Land Size: 267 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
09/04/2025 - 08/04/2026: \$815,000

Comparable Properties



1/42 Madeleine Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 07/03/2026
Property Type: Unit



1/1426 North Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$792,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Unit
Land Size: 350 sqm approx



1/6 Clovis St OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$790,000
Method: Auction Sale
Date: 07/12/2025
Property Type: Unit
Land Size: 347 sqm approx

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