

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

3/13 DOVER STREET OAKLEIGH EAST VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$891,250

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

1/7 GRETA STREET OAKLEIGH EAST VIC 3166	\$778,880	20-May-26
3/25 DUNSTAN STREET CLAYTON VIC 3168	\$903,000	12-May-26
1/2 STRELDEN AVENUE OAKLEIGH EAST VIC 3166	\$868,000	19-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 24 July 2026


**1/7 GRETA STREET OAKLEIGH
EAST VIC 3166**

 3
  1
  1

Sold Price

\$778,880

 Sold Date **20-May-26**

Distance

0.29km

**3/25 DUNSTAN STREET CLAYTON
VIC 3168**

 3
  1
  2

Sold Price

\$903,000

 Sold Date **12-May-26**

Distance

1.75km

**1/2 STRELDEN AVENUE OAKLEIGH
EAST VIC 3166**

 3
  1
  1

Sold Price

\$868,000

 Sold Date **19-Mar-26**

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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