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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$892,500	Property type	Unit	Suburb	Oakleigh East
Period-from	01 Aug 2025	to	31 Jul 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
14 KINGS COURT OAKLEIGH EAST VIC 3166	$710,000	06-May-26
1/3 STRADBROKE STREET OAKLEIGH SOUTH VIC 3167	$740,000	09-May-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: 20 August 2026

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1/7 GRETA STREET OAKLEIGH EAST VIC 3166

3 1 1

Sold Price **$778,880** Sold Date **20-May-26**

Distance **0.29km**



14 KINGS COURT OAKLEIGH EAST VIC 3166

3 2 1

Sold Price **$710,000** Sold Date **06-May-26**

Distance **1.09km**



1/3 STRADBROKE STREET OAKLEIGH SOUTH VIC 3167

3 1 2

Sold Price **$740,000** Sold Date **09-May-26**

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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