

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

1/27 Alfred Grove, Oakleigh East Vic 3166

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,022,500

Property Type

Townhouse

Suburb

Oakleigh East

Period - From

06/07/2025

to

05/07/2026

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	2/16 Kennaugh St OAKLEIGH EAST 3166	\$1,060,000	02/04/2026
2	2/7 Elizabeth St OAKLEIGH EAST 3166	\$1,120,000	27/02/2026
3	2/6 Clovis St OAKLEIGH EAST 3166	\$1,100,000	03/02/2026

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:

06/07/2026 11:49



Peter Liu
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Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
06/07/2025 - 05/07/2026: \$1,022,500

Comparable Properties



2/16 Kennaugh St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 02/04/2026
Property Type: Townhouse (Single)

2/7 Elizabeth St OAKLEIGH EAST 3166 (VG)

Agent Comments



Price: \$1,120,000
Method: Sale
Date: 27/02/2026
Property Type: Flat/Unit/Apartment (Res)



2/6 Clovis St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 03/02/2026
Property Type: Townhouse (Single)

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



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