

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

158 Ferntree Gully Road, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Oakleigh East

Period - From 01/07/2025 to 30/06/2026 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	73 Clayton Rd OAKLEIGH EAST 3166	\$1,050,000	31/08/2026
2	61 Therese Av MOUNT WAVERLEY 3149	\$1,040,000	01/08/2026
3	210 Huntingdale Rd HUNTINGDALE 3166	\$1,020,000	27/07/2026

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:

10/09/2026 15:57



Property Type: House (Previously Occupied - Detached)
Land Size: 552 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,000,000
Median House Price
 Year ending June 2026: \$1,250,000

Comparable Properties



73 Clayton Rd OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 31/08/2026
Property Type: House



61 Therese Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,040,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 654 sqm approx



210 Huntingdale Rd HUNTINGDALE 3166 (REI)

Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 27/07/2026
Property Type: House (Res)

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