

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

13 Columbia Street, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,116,500

Property Type

Townhouse

Suburb

Oakleigh South

Period - From

23/09/2025

to

22/09/2026

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	1/16 Norma Av OAKLEIGH SOUTH 3167	\$1,142,000	03/09/2026
2			
3			

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:

23/09/2026 10:19



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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

23/09/2025 - 22/09/2026: \$1,116,500



4 3 2

Property Type: Standalone
Townhouse

Land Size: 223 sqm approx

Agent Comments

Comparable Properties



1/16 Norma Av OAKLEIGH SOUTH 3167 (REI)

Agent Comments

4 3 2

Price: \$1,142,000
Method: Sold Before Auction
Date: 03/09/2026
Property Type: Townhouse (Res)

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.