

The Ray White logo is positioned in the top right corner of the image. It consists of the words "RayWhite." in a bold, black, sans-serif font, set against a solid yellow rectangular background.

**RayWhite.**

The background of the entire page is a photograph of a family—a woman, a man, and a young child—standing in a bright, modern interior. The woman, on the left, is wearing a black blazer and a yellow and white chevron scarf. The man, in the center, is holding the child and looking at a brochure. The child is wearing a light grey sweater and patterned pants. To the right, a man in a dark suit and checkered shirt is holding a tablet and looking towards the family. The overall atmosphere is professional and family-oriented.

# Statement of information

38 FERNTREE GULLY ROAD, OAKLEIGH EAST, VIC 3166  
PREPARED BY HASSAN REZAI, RAY WHITE DANDENONG

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

Property offered for sale


Address Including suburb and postcode	38 FERNTREE GULLY ROAD, OAKLEIGH EAST, VIC 3166
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:	\$1,000,000 to \$1,100,000
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Median sale price

Median price	\$1,200,000	Property type	House	Suburb	OAKLEIGH EAST
Period	01 October 2024 to 31 March 2025	Source			

Comparable property sales

The estate agent or agents 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:	10/06/2025
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