

## 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

1/26 STRELDEN AVENUE OAKLEIGH EAST VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$876,250

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

5 FAIRLAND AVENUE OAKLEIGH EAST VIC 3166	\$1,345,000	19-Feb-25
25 SURREY CRESCENT OAKLEIGH EAST VIC 3166	\$1,170,000	24-May-25
2/22 MACRINA STREET OAKLEIGH EAST VIC 3166	\$1,217,000	29-Mar-25

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: 03 July 2025

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**5 FAIRLAND AVENUE OAKLEIGH  
EAST VIC 3166**
 4    2    3

Sold Price

**\$1,345,000**

Sold Date

**19-Feb-25**

Distance

**0.42km**

**25 SURREY CRESCENT OAKLEIGH  
EAST VIC 3166**
 3    1    -

Sold Price

<sup>RS</sup> **\$1,170,000**

Sold Date

**24-May-25**

Distance

**0.76km**

**2/22 MACRINA STREET OAKLEIGH  
EAST VIC 3166**
 4    2    2

Sold Price

**\$1,217,000**

Sold Date

**29-Mar-25**

Distance

**0.83km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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