

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

7/6 OLINDA GROVE OAKLEIGH SOUTH VIC 3167

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,500

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

19/1 GREENFIELD DRIVE CLAYTON VIC 3168	400000	09-Jul-25
19/1656 DANDENONG ROAD OAKLEIGH EAST VIC 3166	415000	14-Mar-25
2/10 DALY STREET OAKLEIGH EAST VIC 3166	405000	20-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: 08 August 2025



**19/1 GREENFIELD DRIVE CLAYTON
VIC 3168**

Sold Price

^{RS}

400000

Sold Date

09-Jul-25

2

1

1

Distance

1.83km



**19/1656 DANDENONG ROAD
OAKLEIGH EAST VIC 3166**

Sold Price

415000

Sold Date

14-Mar-25

2

1

1

Distance

1.39km



**2/10 DALY STREET OAKLEIGH
EAST VIC 3166**

Sold Price

405000

Sold Date

20-Mar-25

2

1

1

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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