

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

2/1 Sunburst Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$946,000

Property Type

Townhouse

Suburb

Oakleigh East

Period - From

15/07/2024

to

14/07/2025

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	2/5 Glenbrook Av CLAYTON 3168	\$851,000	07/06/2025
2	4/1 Sadie St MOUNT WAVERLEY 3149	\$880,000	16/04/2025
3	7/10-12 Murray St CLAYTON 3168	\$720,000	22/02/2025

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:

15/07/2025 14:55

2/1 Sunburst Street, Oakleigh East Vic 3166

**Jellis
Craig**

Jack Liu

9593 4500

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Indicative Selling Price

\$750,000 - \$825,000

Median Townhouse Price

15/07/2024 - 14/07/2025: \$946,000



3 2 1

Property Type: Townhouse

Comparable Properties



2/5 Glenbrook Av CLAYTON 3168 (REI/VG)

Agent Comments

3 1 2

Price: \$851,000

Method: Auction Sale

Date: 07/06/2025

Property Type: Unit

Land Size: 241 sqm approx



4/1 Sadie St MOUNT WAVERLEY 3149 (VG)

Agent Comments

3 - -

Price: \$880,000

Method: Sale

Date: 16/04/2025

Property Type: House - Attached House N.E.C.

Land Size: 170 sqm approx



7/10-12 Murray St CLAYTON 3168 (REI)

Agent Comments

3 2 2

Price: \$720,000

Method: Private Sale

Date: 22/02/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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