# 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

18 Black Street, Oakleigh East Vic 3166

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,050,000		&		\$1,150,000			
Median sale price								
Median price	\$1,203,000	Pro	Property Type Hous		se		Suburb	Oakleigh East
Period - From	28/07/2024	to	27/07/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	55 Berkeley St HUNTINGDALE 3166	\$1,155,500	24/05/2025
2	177 Clayton Rd OAKLEIGH EAST 3166	\$1,170,000	12/04/2025
3	33 Greta St OAKLEIGH EAST 3166	\$1,200,000	22/03/2025

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:

28/07/2025 12:25







**Property Type:** House **Land Size:** 700 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price 28/07/2024 - 27/07/2025: \$1,203,000

# **Comparable Properties**

	55 Berkeley St HUNTINGDALE 3166 (REI) 3 1 2 Price: \$1,155,500 Method: Auction Sale Date: 24/05/2025 Property Type: House (Res) Land Size: 612 sqm approx	Agent Comments
	177 Clayton Rd OAKLEIGH EAST 3166 (REI/VG) 4 2 6 4 Price: \$1,170,000 Method: Auction Sale Date: 12/04/2025 Property Type: House Land Size: 764 sqm approx	Agent Comments
ERETA STREET	33 Greta St OAKLEIGH EAST 3166 (VG) → 3 → - → → - Price: \$1,200,000 Method: Sale Date: 22/03/2025 Property Type: House (Res) Land Size: 700 sqm approx	Agent Comments

#### Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036



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