

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 between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,203,000

Property Type House

Suburb Oakleigh East

Period - From 28/07/2024

to

27/07/2025

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	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



 4  1  2

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)

Agent Comments

 3  1  2

Price: \$1,155,500
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 612 sqm approx



177 Clayton Rd OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,170,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 764 sqm approx



33 Greta St OAKLEIGH EAST 3166 (VG)

Agent Comments

 3  -  -

Price: \$1,200,000
Method: Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 700 sqm approx

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