

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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Jun 2024

to

31 May 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

205/1217 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$450,000	23-May-25
307/1213 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$435,000	16-Apr-25
G10/1213 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$429,000	19-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: 27 June 2025



**205/1217 CENTRE ROAD
OAKLEIGH SOUTH VIC 3167**

 2  1  -

Sold Price

^{RS} **\$450,000** Sold Date **23-May-25**

Distance **1km**



**307/1213 CENTRE ROAD
OAKLEIGH SOUTH VIC 3167**

 2  1  1

Sold Price

\$435,000 Sold Date **16-Apr-25**

Distance **1km**



**G10/1213 CENTRE ROAD
OAKLEIGH SOUTH VIC 3167**

 2  1  1

Sold Price

\$429,000 Sold Date **19-Mar-25**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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