

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

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Jul 2024

to

30 Jun 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

9/22 WRIGHT STREET CLAYTON VIC 3168	\$420,000	26-May-25
15/61-63 KANOOKA GROVE CLAYTON VIC 3168	\$425,000	26-Apr-25
2/10 DALY STREET OAKLEIGH EAST VIC 3166	\$405,000	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: 30 July 2025



**9/22 WRIGHT STREET CLAYTON
VIC 3168**

2 1 1

Sold Price

\$420,000

Sold Date

26-May-25

Distance

1.49km



**15/61-63 KANOOKA GROVE
CLAYTON VIC 3168**

2 1 1

Sold Price

\$425,000

Sold Date

26-Apr-25

Distance

1.58km



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

2 1 1

Sold Price

\$405,000

Sold Date

20-Mar-25

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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