

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

3 KIAMA COURT OAKLEIGH EAST VIC 3166

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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Oakleigh East

Period-from

01 Jul 2024

to

30 Jun 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

22 FENTON STREET HUNTINGDALE VIC 3166

\$1,100,000

08-Feb-25

51 ROSS STREET HUNTINGDALE VIC 3166

\$1,210,000

29-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.

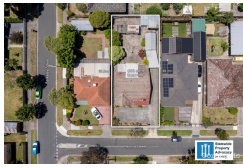
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Michelle Stephens

P 03 9783 0688

M 0417 352 644

E michelle.stephens@obre.com.au

**22 FENTON STREET
HUNTINGDALE VIC 3166** 3  1  2

Sold Price

\$1,100,000

Sold Date

08-Feb-25

Distance

1.2km**51 ROSS STREET HUNTINGDALE
VIC 3166** 3  1  1

Sold Price

\$1,210,000

Sold Date

29-Mar-25

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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