

# 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

5/6 Olinda Grove, Oakleigh South Vic 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$464,950

### Median sale price

Median price

\$799,000

Property Type

Unit

Suburb

Oakleigh South

Period - From

01/07/2024

to

30/06/2025

Source

REIV

### 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	7/24 Burton Av CLAYTON 3168	\$470,000	02/06/2025
2	205/1217 Centre Rd OAKLEIGH SOUTH 3167	\$450,000	21/04/2025
3	1/265 Clayton Rd CLAYTON 3168	\$486,000	29/03/2025

**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:

08/07/2025 10:37



 2  
  1  
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$464,950

**Median Unit Price**

Year ending June 2025: \$799,000

## Comparable Properties



**7/24 Burton Av CLAYTON 3168 (REI/VG)**

Agent Comments

 2  
  1  
  1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 02/06/2025

**Property Type:** Apartment

**205/1217 Centre Rd OAKLEIGH SOUTH 3167 (VG)**

Agent Comments

 2  
  -  
  -

**Price:** \$450,000

**Method:** Sale

**Date:** 21/04/2025

**Property Type:** Strata Unit/Flat



**1/265 Clayton Rd CLAYTON 3168 (REI)**

Agent Comments

 2  
  1  
  2

**Price:** \$486,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** Apartment

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