

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

50 Carmichael Road, Oakleigh East Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Oakleigh East

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	13 Leroux St OAKLEIGH 3166	\$1,450,000	03/05/2025
2	5 Stewart Rd OAKLEIGH EAST 3166	\$1,375,000	29/03/2025
3	5 Fairland Av OAKLEIGH EAST 3166	\$1,345,000	19/02/2025

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:

23/07/2025 13:30



 4  2  2

Property Type: House
Land Size: 751 sqm approx

Indicative Selling Price
\$1,350,000 - \$1,450,000

Median House Price
Year ending June 2025: \$1,230,000

Comparable Properties



13 Leroux St OAKLEIGH 3166 (REI)

 4  2  4

Price: \$1,450,000
Method: Private Sale
Date: 03/05/2025
Property Type: House

Agent Comments

Superior location, inferior internal size, renovation and land package



5 Stewart Rd OAKLEIGH EAST 3166 (REI/VG)

 4  2  2

Price: \$1,375,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 497 sqm approx

Agent Comments

Inferior land package and renovation



5 Fairland Av OAKLEIGH EAST 3166 (VG)

 4  -  -

Price: \$1,345,000
Method: Sale
Date: 19/02/2025
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments

Inferior land package and renovation

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