

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

1/26 STRELDEN AVENUE 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

\$1,090,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,250

Property type

Unit

Suburb

Oakleigh East

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

25 SURREY CRESCENT OAKLEIGH EAST VIC 3166	\$1,170,000	24-May-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: 31 July 2025

Hendrik Giam

M 0432856786

E hendrik.g@obrienrealestate.com.au**25 SURREY CRESCENT OAKLEIGH
EAST VIC 3166**

Sold Price

\$1,170,000

Sold Date

24-May-25

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1

Distance

0.76km**RS** = Recent sale**UN** = Undisclosed Sale

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