Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	**12/10/2026**

Property offered for sale

Address Including suburb and postcode	1/7 Oberon Avenue, Oakleigh East, VIC, 3166

Key features of the property

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m²)**	**Total land size (in m²)**
Double Story Townhouse	4	2	2	**145 m²**	**248 m²**

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price	$1,100,000		
or			
Range between		&	

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price	N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	$895,000	Property type	*Unit*	Suburb	Oakleigh East 3166
Period: from	01/01/2026	to	30/06/2026	Source	Pricefinder

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

Comparable property 1

Address	**Sale price**	**Date of sale**
6/25-27 Coane Street, Oakleigh East	$980,000	23 May 2026

Key features

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m^2)**	**Total land size (in m^2)**
Double Story Townhouse	4	4	2	118.6 **m^2**	187 **m^2**

Comparable property 2

Address	**Sale price**	**Date of sale**
4/78 Macrina Street, Oakleigh East	$1,000,000	15 August 2026

Key features

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m^2)**	**Total land size (in m^2)**
Double Story Townhouse	4	2	2	**124.6 m^2**	**190 m^2**

Comparable property 3

Address	**Sale price**	**Date of sale**
N/A	N/A	N/A

Key features

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m^2)**	**Total land size (in m^2)**
N/A	N/A	N/A	N/A	N/A	**N/A**

Reason there are fewer than three comparable properties

✓ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[*Insert N/A if there were three comparable properties*]

The subject property is a front, street-facing four-bedroom, two-bathroom double storey townhouse with its own individual driveway. There have been less than three direct comparable properties sold within a 2km radius of the subject property and within the last six months.