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

Single price $439,950

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		
2		
3		

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 16:50

CONSUMER AFFAIRS VICTORIA

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$439,950
Median Unit Price
Year ending June 2025: $799,000

Comparable Properties

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.