

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

23 CROWN CLOSE 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

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Aug 2024

to

31 Jul 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

4/131 CLAYTON ROAD OAKLEIGH EAST VIC 3166	\$800,000	18-Sep-24
14/40 HIGHCLERE AVENUE MOUNT WAVERLEY VIC 3149	\$780,000	10-Mar-25
24 ROYALTY STREET CLAYTON VIC 3168	\$763,500	31-Aug-24

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: 11 August 2025



**4/131 CLAYTON ROAD OAKLEIGH
EAST VIC 3166**

 3  2  1

Sold Price

\$800,000

Sold Date

18-Sep-24

Distance

1.11km



**14/40 HIGHCLERE AVENUE
MOUNT WAVERLEY VIC 3149**

 3  2  2

Sold Price

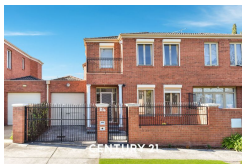
\$780,000

Sold Date

10-Mar-25

Distance

1.36km



**24 ROYALTY STREET CLAYTON
VIC 3168**

 3  2  1

Sold Price

\$763,500

Sold Date

31-Aug-24

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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