

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

15a Alexander Avenue, Oakleigh East Vic 3166

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,203,000

Property Type

House

Suburb

Oakleigh East

Period - From

01/04/2024

to

31/03/2025

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	1/7 Prince St CLAYTON 3168	\$962,000	07/06/2025
2	25 Surrey Cr OAKLEIGH EAST 3166	\$1,170,000	24/05/2025
3	1/1262 North Rd OAKLEIGH SOUTH 3167	\$997,000	05/04/2025

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:

04/07/2025 13:18



 3  2  2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending March 2025: \$1,203,000

Comparable Properties



1/7 Prince St CLAYTON 3168 (REI)

Agent Comments

 3  2  3

Price: \$962,000

Method: Auction Sale

Date: 07/06/2025

Property Type: Townhouse (Res)

Land Size: 322 sqm approx



25 Surrey Cr OAKLEIGH EAST 3166 (REI)

Agent Comments

 3  1  1

Price: \$1,170,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House



1/1262 North Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

 3  2  2

Price: \$997,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Townhouse (Res)

Land Size: 316 sqm approx

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