

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

33 Amara Circuit, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$838,000

&

\$880,000

Median sale price

Median price

\$1,102,500

Property Type

House

Suburb

Oakleigh South

Period - From

01/04/2026

to

30/06/2026

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.

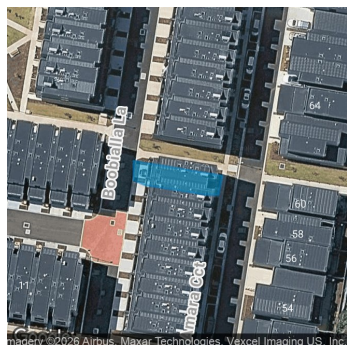
	Address of comparable property	Price	Date of sale
1	120 Browns Rd CLAYTON 3168	\$861,000	01/08/2026
2	3/4 Maltarra St CLAYTON SOUTH 3169	\$870,000	15/07/2026
3	2/15 Manoon Rd CLAYTON SOUTH 3169	\$891,000	28/03/2026

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:

23/09/2026 13:15



Property Type:
Agent Comments

Indicative Selling Price
\$838,000 - \$880,000
Median House Price
June quarter 2026: \$1,102,500

Comparable Properties



120 Browns Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$861,000
Method: Auction Sale
Date: 01/08/2026
Property Type: Townhouse (Res)
Land Size: 161 sqm approx



3/4 Maltarra St CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 15/07/2026
Property Type: Townhouse (Single)
Land Size: 182 sqm approx



2/15 Manoon Rd CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$891,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)
Land Size: 157 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222