

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

6/25-27 COANE STREET 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Apr 2025

to

31 Mar 2026

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

2/16 KENNAUGH STREET OAKLEIGH EAST VIC 3166	\$1,060,000	02-Apr-26
1405 NORTH ROAD OAKLEIGH EAST VIC 3166	\$930,000	28-Dec-25
2/24 COANE STREET OAKLEIGH EAST VIC 3166	\$925,000	12-Dec-25

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: 27 April 2026


**2/16 KENNAUGH STREET
OAKLEIGH EAST VIC 3166**
 4  3  2

 Sold Price ^{RS} **\$1,060,000** Sold Date **02-Apr-26**

 Distance **0.47km**

**1405 NORTH ROAD OAKLEIGH
EAST VIC 3166**
 4  2  1

 Sold Price **\$930,000** Sold Date **28-Dec-25**

 Distance **0.17km**

**2/24 COANE STREET OAKLEIGH
EAST VIC 3166**
 3  3  1

 Sold Price **\$925,000** Sold Date **12-Dec-25**

 Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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