

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 1/7 Oberon Avenue, Oakleigh East, VIC 3166

Indicative selling price

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

Price Range

\$900,000

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\$990,000

Median sale price

Median price

\$870,000

Property Type

Townhouse

Suburb

Oakleigh East (3166)

Period - From

01/07/2025

to

30/06/2026

Source

pricefinder

Comparable property sales

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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
3/28 COANE STREET, OAKLEIGH EAST VIC 3166	\$880,000	26/08/2026
6/25-27 COANE STREET, OAKLEIGH EAST VIC 3166	\$980,000	23/05/2026
4/78 MACRINA STREET, OAKLEIGH EAST VIC 3166	\$1,000,000	15/08/2026

This Statement of Information was prepared on: 31/08/2026