Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4 Curran Street Oakleigh East, 3166

Indicative selling price

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

Single price	$1,460,000

Median sale price

Median price	$1,200,000	Property Type	HOUSE	Suburb	OAKLEIGH EAST
Period - From	01-Oct-2024	to	30-Sep-2025	Source	Cotality

Comparable property sales

	Address of comparable property	Price	Date of sale
1	50 Carmichael Road, Oakleigh East	$1,400,000	27-Aug-2025
2	1787 Dandenong Road, Oakleigh East	$1,320,000	06-Sep-2025
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 05-Dec-2025 at 12:53:43 PM AEDT