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	1 Strelden Avenue Oakleigh East, 3166

Indicative selling price

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

Range between	$990,000 & $1,050,000

Median sale price

Median price	$896,250	Property Type	UNIT	Suburb	OAKLEIGH EAST
Period - From	01-Dec-2024	to	30-Nov-2025	Source	PropTrack

Comparable property sales

	Address of comparable property	Price	Date of sale
1	2/4 Leumear Street, Oakleigh East	$988,000	26-Nov-2025
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	2/11 Oberon Avenue, Oakleigh East	$1,050,500	22-Nov-2025

This statement of information was prepared on 17-Jan-2026 at 10:07:00 AM AEDT