

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

1/12 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

\$950,000

&

\$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$891,250

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Jul 2025

to

30 Jun 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

1/15 ALFRED GROVE OAKLEIGH EAST VIC 3166	\$1,000,000	30-Mar-26
1/16 ALFRED GROVE OAKLEIGH EAST VIC 3166	\$950,000	07-Jun-25
6/25-27 COANE STREET OAKLEIGH EAST VIC 3166	\$980,000	23-May-26

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: 21 July 2026



1/15 ALFRED GROVE OAKLEIGH
EAST VIC 3166

Sold Price

\$1,000,000

Sold Date

30-Mar-26

3

-

-

Distance

0.07km



1/16 ALFRED GROVE OAKLEIGH
EAST VIC 3166

Sold Price

\$950,000

Sold Date

07-Jun-25

3

2

1

Distance

0.12km



6/25-27 COANE STREET
OAKLEIGH EAST VIC 3166

Sold Price

\$980,000

Sold Date

23-May-26

4

4

2

Distance

0.12km



1/28 LERINA STREET OAKLEIGH
EAST VIC 3166

Sold Price

\$999,999

Sold Date

20-Jul-25

3

2

1

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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