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	1/38 Carmichael Road, Oakleigh East VIC 3166

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $910,000 Property Type Unit Suburb Oakleigh East

Period - From 01/10/2025 to 30/03/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/62 Macrina Street Oakleigh East VIC 3166	$1,035,000	09/02/2026
2/11 Oberon Avenue Oakleigh East VIC 3166	$1,050,500	22/11/2025
1 Strelden Avenue Oakleigh East VIC 3166	$1,150,000	01/02/2026

This Statement of Information was prepared on: 31/03/2026