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	56 Macrina Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between $1,125,000 & $1,175,000

Median sale price

Median price $1,220,000 Property Type House Suburb Oakleigh East

Period - From 12/05/2025 to 11/05/2026 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	170 Atherton Rd OAKLEIGH 3166	$1,155,500	18/04/2026
2	34 Lawson St OAKLEIGH EAST 3166	$1,270,000	11/04/2026
3	1 Strelden Av OAKLEIGH EAST 3166	$1,150,000	27/01/2026

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 six months.~~

This Statement of Information was prepared on: 12/05/2026 22:13

56 Macrina Street, Oakleigh East Vic 3166



3 1 1

Rooms: 6
Property Type: Unit

Agent Comments

Indicative Selling Price
$1,125,000 - $1,175,000
Median House Price
12/05/2025 - 11/05/2026: $1,220,000

Comparable Properties

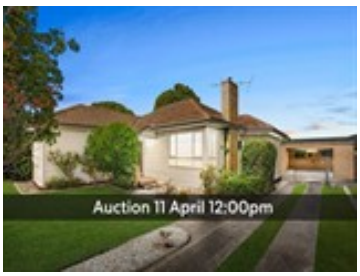


170 Atherton Rd OAKLEIGH 3166 (REI)

3 2 2

Price: $1,155,500
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 466 sqm approx

Agent Comments



34 Lawson St OAKLEIGH EAST 3166 (REI)

5 2 2

Price: $1,270,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 854 sqm approx

Agent Comments



1 Strelden Av OAKLEIGH EAST 3166 (REI)

3 2 1

Price: $1,150,000
Method: Sold Before Auction
Date: 27/01/2026
Property Type: House (Res)

Agent Comments

Account - Buxton | P: 03 9563 9933

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