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	4/24-26 Nonna Street, Oakleigh East VIC 3166

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $891,250 Property Type Unit Suburb Oakleigh East

Period - From 18/11/2025 to 17/05/2026 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
1/40 Fenton Street Huntingdale VIC 3166	$830,000	21/02/2026
4/1 Sampson Drive Mount Waverley VIC 3149	$778,000	28/01/2026
1B Highclere Avenue Mount Waverley VIC 3149	$760,000	28/02/2026

This Statement of Information was prepared on: 18/05/2026