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	7 Benambra Street Oakleigh South, 3167

Indicative selling price

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

Range between	$1,150,000 & $1,250,000

Median sale price

Median price	$1,250,000	Property Type	HOUSE	Suburb	OAKLEIGH SOUTH
Period - From	01-May-2025	to	30-Apr-2026	Source	Cotality

Comparable property sales

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	4 Christopher Court, Clarinda VIC 3169	$1,050,000	18-Apr-2026
2	4 Angus Court, Oakleigh South VIC 3167	$1,260,000	01-Dec-2025
3	28 Carroll Road, Oakleigh South VIC 3167	$1,250,000	19-Dec-2025

This statement of information was prepared on 09-Jun-2026 at 5:57:24 PM AEST