# 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<br>Including suburb and postcode | 1/16 Elizabeth Street, Oakleigh East VIC 3166 |

## Indicative selling price

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

Range between $1,050,000 & $1,120,000

## Median sale price

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

Period - From 01/10/2025 to 31/03/2026 Source Cotality™

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 2/22 Adrienne Crescent Mount Waverley VIC 3149 | $1,100,000 | 07/02/2026 |
| | | |
| | | |

This Statement of Information was prepared on: 02/04/2026