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	93 OLD DANDENONG ROAD OAKLEIGH SOUTH VIC 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,110,000	Property type	House	Suburb	Oakleigh South
Period-from	01 Sep 2024	to	31 Aug 2025	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 6 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
8 BARKERS STREET OAKLEIGH SOUTH VIC 3167	$850,000	07-Jun-25
17 BOURKE ROAD OAKLEIGH SOUTH VIC 3167	$1,200,000	18-Jul-25
68 AXFORD CRESCENT OAKLEIGH SOUTH VIC 3167	$1,185,000	19-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 06 September 2025

OBrien Real Estate

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8 BARKERS STREET OAKLEIGH SOUTH VIC 3167

3 1 1

Sold Price RS $850,000 Sold Date 07-Jun-25

Distance 0.12km



17 BOURKE ROAD OAKLEIGH SOUTH VIC 3167

3 2 2

Sold Price RS $1,200,000 Sold Date 18-Jul-25

Distance 0.38km



68 AXFORD CRESCENT OAKLEIGH SOUTH VIC 3167

3 1 2

Sold Price $1,185,000 Sold Date 19-Jun-25

Distance 1.25km

RS = Recent sale **UN** = Undisclosed Sale

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