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	7/2 Cunningham Place, Oakleigh South Vic 3167

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $870,000 Property Type Unit Suburb Oakleigh South

Period - From 01/01/2025 to 31/03/2025 Source REIV

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	1/5 Wicks Ct OAKLEIGH SOUTH 3167	$805,000	12/04/2025
2	1/31 Sandalwood Dr OAKLEIGH SOUTH 3167	$720,000	08/03/2025
3	2/5 Mack Cr CLARINDA 3169	$791,000	05/03/2025

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: 20/05/2025 11:07

7/2 Cunningham Place, Oakleigh South Vic 3167

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3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
March quarter 2025: $870,000

Comparable Properties



1/5 Wicks Ct OAKLEIGH SOUTH 3167 (REI)

3 2 1

Price: $805,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Unit

Agent Comments



1/31 Sandalwood Dr OAKLEIGH SOUTH 3167 (REI)

3 2 2

Price: $720,000
Method: Auction Sale
Date: 08/03/2025
Property Type: House (Res)
Land Size: 219 sqm approx

Agent Comments



2/5 Mack Cr CLARINDA 3169 (REI)

3 2 1

Price: $791,000
Method: Auction Sale
Date: 05/03/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 88498088

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