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	2A Dover Street, Oakleigh East 3166

Indicative selling price

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

Single price	$	or range between	$930,000	&	$980,000

Median sale price

Median price	$865,000	Property type	Unit	Suburb	OAKLEIGH EAST
Period - From	10/6/2025	to	9/6/2025	Source	core_logic

Comparable property sales

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 4/13 State Street, Oakleigh East VIC 3166	$941,000	10/5/2025
2 3/54 Carmichael Road Oakleigh East VIC 3166	$982,000	3/5/2025
3	$	

This Statement of Information was prepared on: 10/6/2025