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	10 Ford Avenue, Oakleigh VIC 3166

Indicative selling price

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

Range between $1,600,000 & $1,650,000

Median sale price

Median price $1,305,500 Property Type House Suburb Oakleigh

Period - From 28/11/2024 to 27/05/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
49 Calembeena Avenue Hughesdale VIC 3166	$1,710,000	29/03/2025
10 Devoy Street Oakleigh South VIC 3167	$1,730,000	17/05/2025
46 John Street Oakleigh VIC 3166	$1,574,000	29/01/2025

This Statement of Information was prepared on: 28/05/2025