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	1695 Dandenong Road, Oakleigh East VIC 3166

Indicative selling price

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

Range between $1,950,000 & $2,100,000

Median sale price

Median price $1,200,000 Property Type House Suburb Oakleigh East

Period - From 05/02/2025 to 04/08/2025 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
50 Nonna Street Oakleigh East VIC 3166	$1,980,000	17/05/2025
24 Sunnyside Road Mount Waverley VIC 3149	$2,150,000	28/04/2025
23 Briggs Street Mount Waverley VIC 3149	$2,100,000	21/02/2025

This Statement of Information was prepared on: 05/08/2025