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<br>Including suburb and postcode | 1/3 WALLACE AVENUE 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 | $850,000 | & | $930,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $792,000 | Property type | Unit | Suburb | Oakleigh South |
| Period-from | 01 Nov 2024 | to | 31 Oct 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 |
|---|---|---|
| 4/1 DUNSTAN STREET CLAYTON VIC 3168 | $955,000 | 26-Jul-25 |
| 3/6 MCGREGOR STREET CLAYTON VIC 3168 | $940,000 | 29-Oct-25 |
| 12/1303-1305 CENTRE ROAD CLAYTON VIC 3168 | $925,000 | 03-Jul-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: 18 November 2025

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**4/1 DUNSTAN STREET CLAYTON VIC 3168**

4 3 1

Sold Price **$955,000** Sold Date **26-Jul-25**

Distance **1.26km**



**3/6 MCGREGOR STREET CLAYTON VIC 3168**

4 3 2

Sold Price RS **$940,000** Sold Date **29-Oct-25**

Distance **1.43km**



**12/1303-1305 CENTRE ROAD CLAYTON VIC 3168**

4 3 2

Sold Price **$925,000** Sold Date **03-Jul-25**

Distance **1.07km**

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

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