

## 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

1/17 COLIN ROAD OAKLEIGH SOUTH VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1/5 FAULKINER STREET CLAYTON VIC 3168      | \$785,000 | 22-Nov-24 |
| 2/19 CALISTA AVENUE OAKLEIGH EAST VIC 3166 | \$882,500 | 14-Dec-24 |
| 1/38 ARUNTA CRESCENT CLARINDA VIC 3169     | \$900,000 | 08-Feb-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: 11 March 2025

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**1/5 FAULKNER STREET CLAYTON  
VIC 3168**

Sold Price

**\$785,000**

Sold Date **22-Nov-24**
 3  1  2

Distance **1.02km**

**2/19 CALISTA AVENUE OAKLEIGH  
EAST VIC 3166**

Sold Price

**\$882,500**

Sold Date **14-Dec-24**
 2  2  1

Distance **1.52km**

**1/38 ARUNTA CRESCENT  
CLARINDA VIC 3169**

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date **08-Feb-25**
 3  1  2

Distance **1.75km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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