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	1/10 FRANKLYN STREET OAKLEIGH EAST VIC 3166

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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$885,250	Property type	Unit	Suburb	Oakleigh East
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
2/40 NONNA STREET OAKLEIGH EAST VIC 3166	$1,105,000	15-Oct-25
56C HIGHLAND AVENUE OAKLEIGH EAST VIC 3166	$1,060,000	13-Sep-25
1/3 WALLACE AVENUE OAKLEIGH SOUTH VIC 3167	$998,888	29-Aug-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: 03 November 2025

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2/40 NONNA STREET OAKLEIGH EAST VIC 3166

3 2 1

Sold Price RS **$1,105,000** Sold Date **15-Oct-25**

Distance **0.93km**

56C HIGHLAND AVENUE OAKLEIGH EAST VIC 3166

4 2 1

Sold Price RS **$1,060,000** Sold Date **13-Sep-25**

Distance **0.37km**

1/3 WALLACE AVENUE OAKLEIGH SOUTH VIC 3167

4 3 2

Sold Price **$998,888** Sold Date **29-Aug-25**

Distance **1.46km**

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

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