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	2/4 Boyd Avenue, Oakleigh East, Vic 3166

Indicative selling price

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

range between $690,000 & $750,000

Median sale price

Median price	$896,250	Property type	*Unit*	Suburb	Oakleigh East

Period - From	01/11/2024	to	31/10/2025	Source	PropTrack

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8/1498 North Road, Clayton, VIC 3168	$670,000	31/05/2025
13/27 Myriong Street, Clayton, VIC 3168	$770,000	13/11/2025
2/1 Leroux Street, Oakleigh, VIC 3166	$663,000	12/07/2025

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 six months.~~

This Statement of Information was prepared on: 21/11/2025