

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

7 OLD EASTERN COURT 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

\$1,220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,245,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Sep 2025

to

31 Aug 2026

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

9 TAUNTON AVENUE OAKLEIGH SOUTH VIC 3167	\$1,210,000	22-Aug-26
8 CARWELL COURT OAKLEIGH SOUTH VIC 3167	\$1,150,000	02-Apr-26
14 QUEENS AVENUE OAKLEIGH VIC 3166	\$1,180,000	19-Aug-26

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 September 2026



**9 TAUNTON AVENUE OAKLEIGH
SOUTH VIC 3167**

 3  1  2

Sold Price ^{RS} **\$1,210,000** Sold Date **22-Aug-26**

Distance **1.06km**



**8 CARWELL COURT OAKLEIGH
SOUTH VIC 3167**

 3  -  -

Sold Price **\$1,150,000** Sold Date **02-Apr-26**

Distance **1.29km**



**14 QUEENS AVENUE OAKLEIGH
VIC 3166**

 3  1  2

Sold Price ^{RS} **\$1,180,000** Sold Date **19-Aug-26**

Distance **1.45km**

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

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