

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

8 NONNA 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

\$1,190,000

&

\$1,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,215,000

Property type

House

Suburb

Oakleigh East

Period-from

01 Apr 2025

to

31 Mar 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

6 OBERON AVENUE OAKLEIGH EAST VIC 3166	\$1,400,000	07-Mar-26
5 OBERON AVENUE OAKLEIGH EAST VIC 3166	\$1,395,000	07-Feb-26
34 LAWSON STREET OAKLEIGH EAST VIC 3166	\$1,270,000	11-Apr-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: 28 April 2026



**6 OBERON AVENUE OAKLEIGH
EAST VIC 3166**

3 1 2

Sold Price ^{RS} **\$1,400,000** Sold Date **07-Mar-26**

Distance **0.5km**



**5 OBERON AVENUE OAKLEIGH
EAST VIC 3166**

3 1 1

Sold Price **\$1,395,000** Sold Date **07-Feb-26**

Distance **0.49km**



**34 LAWSON STREET OAKLEIGH
EAST VIC 3166**

5 2 2

Sold Price ^{RS} **\$1,270,000** Sold Date **11-Apr-26**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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