

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

1/3 STRADBROKE STREET 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

or range
between

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Feb 2025

to

31 Jan 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

1/23 GLENBROOK AVENUE CLAYTON VIC 3168	\$920,000	29-Nov-25
2/43 ALICE STREET CLAYTON VIC 3168	\$930,000	25-Nov-25
1/31 SPRINGS ROAD CLAYTON SOUTH VIC 3169	\$750,000	14-Jan-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: 18 February 2026



**1/23 GLENBROOK AVENUE
CLAYTON VIC 3168**

3 1 1

Sold Price

\$920,000

Sold Date **29-Nov-25**

Distance

1.82km



**2/43 ALICE STREET CLAYTON VIC
3168**

3 2 1

Sold Price

\$930,000

Sold Date **25-Nov-25**

Distance

1.18km



**1/31 SPRINGS ROAD CLAYTON
SOUTH VIC 3169**

1 2 3

Sold Price

\$750,000

Sold Date **14-Jan-26**

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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