

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

2/13 NOVA 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,000

Property type

Unit

Suburb

Oakleigh South

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

1/10 KAYBROOK COURT OAKLEIGH SOUTH VIC 3167	\$865,000	30-Aug-25
39A LUNTAR ROAD OAKLEIGH SOUTH VIC 3167	\$870,000	09-Jul-25
2/22 MIMOSA AVENUE OAKLEIGH SOUTH VIC 3167	\$901,000	14-Jun-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: 22 November 2025



**1/10 KAYBROOK COURT
OAKLEIGH SOUTH VIC 3167**

 3  1  1

Sold Price

\$865,000

Sold Date **30-Aug-25**

Distance

0.36km



**39A LUNTAR ROAD OAKLEIGH
SOUTH VIC 3167**

 3  1  1

Sold Price

\$870,000

Sold Date **09-Jul-25**

Distance

1.98km



**2/22 MIMOSA AVENUE OAKLEIGH
SOUTH VIC 3167**

 3  1  1

Sold Price

\$901,000

Sold Date **14-Jun-25**

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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