

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

2/24 COANE 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

\$860,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,205,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Jan 2025

to

31 Dec 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

9 GENTLE STREET CLAYTON VIC 3168	\$900,000	27-Nov-25
2/36 EDINBURGH STREET CLAYTON VIC 3168	\$825,000	09-Jul-25
2/1 SUNBURST STREET OAKLEIGH EAST VIC 3166	\$921,000	09-Aug-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: 07 January 2026



9 GENTLE STREET CLAYTON VIC 3168

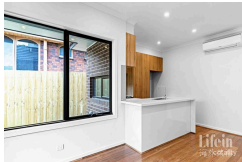
Sold Price

^{RS} **\$900,000**

Sold Date **27-Nov-25**

3 3 1

Distance **1.2km**



2/36 EDINBURGH STREET CLAYTON VIC 3168

Sold Price

\$825,000

Sold Date **09-Jul-25**

3 3 1

Distance **0.5km**



2/1 SUNBURST STREET OAKLEIGH EAST VIC 3166

Sold Price

\$921,000

Sold Date **09-Aug-25**

3 2 1

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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