

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

43 STEWART ROAD 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

\$1,280,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,250

Property type

Unit

Suburb

Oakleigh East

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

1/75 MACRINA STREET OAKLEIGH EAST VIC 3166	\$1,420,000	16-Aug-25
3/13 SHAFTON STREET HUNTINGDALE VIC 3166	\$1,380,000	12-Jul-25
2/6 BRIGGS STREET MOUNT WAVERLEY VIC 3149	\$1,309,000	15-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: 06 November 2025



**1/75 MACRINA STREET OAKLEIGH
EAST VIC 3166**

4 3 2

Sold Price

\$1,420,000

Sold Date

16-Aug-25

Distance

0.86km



**3/13 SHAFTON STREET
HUNTINGDALE VIC 3166**

4 - -

Sold Price

\$1,380,000

Sold Date

12-Jul-25

Distance

1.35km



**2/6 BRIGGS STREET MOUNT
WAVERLEY VIC 3149**

4 3 2

Sold Price

\$1,309,000

Sold Date

15-Jun-25

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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