

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

4 HIGHLAND AVENUE 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,215,000

Property type

House

Suburb

Oakleigh East

Period-from

01 May 2025

to

30 Apr 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

4 CURRAN STREET OAKLEIGH EAST VIC 3166	\$1,455,000	27-Nov-25
12 GRETA STREET OAKLEIGH EAST VIC 3166	\$1,300,000	20-Mar-26
52 CARMICHAEL ROAD OAKLEIGH EAST VIC 3166	\$1,435,000	21-Feb-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: 07 May 2026



**4 CURRAN STREET OAKLEIGH
EAST VIC 3166**

3 2 1

Sold Price **\$1,455,000** Sold Date **27-Nov-25**

Distance **0.99km**



**12 GRETA STREET OAKLEIGH EAST
VIC 3166**

3 2 2

Sold Price ^{RS} **\$1,300,000** Sold Date **20-Mar-26**

Distance **1.32km**



**52 CARMICHAEL ROAD OAKLEIGH
EAST VIC 3166**

3 1 2

Sold Price ^{RS} **\$1,435,000** Sold Date **21-Feb-26**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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