

# 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

1/11 Tullius Avenue, Oakleigh East VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$830,000

&

\$880,000

### Median sale price

Median price

\$892,500

Property Type

Unit

Suburb

Oakleigh East

Period - From

10/02/2026

to

09/08/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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 six months.

| Address of comparable property            | Price     | Date of sale |
|-------------------------------------------|-----------|--------------|
| 1/2 Strelan Avenue Oakleigh East VIC 3166 | \$868,000 | 19/03/2026   |
| 25B Ian Grove Mount Waverley VIC 3149     | \$830,000 | 11/07/2026   |
|                                           |           |              |

This Statement of Information was prepared on:

10/08/2026