

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

1/12 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

\$1,030,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Sep 2025

to

31 Aug 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

3/27 ALFRED GROVE OAKLEIGH EAST VIC 3166	\$1,300,000	10-Feb-26
2/6 CLOVIS STREET OAKLEIGH EAST VIC 3166	\$1,100,000	03-Feb-26
3 BLACK STREET OAKLEIGH EAST VIC 3166	\$1,160,500	13-Jun-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: 18 September 2026



**3/27 ALFRED GROVE OAKLEIGH
EAST VIC 3166**

Sold Price **\$1,300,000** Sold Date **10-Feb-26**

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Distance **0.15km**

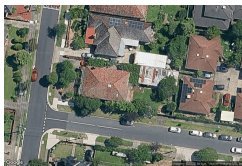


**2/6 CLOVIS STREET OAKLEIGH
EAST VIC 3166**

Sold Price **\$1,100,000** Sold Date **03-Feb-26**

 4  3  2

Distance **0.31km**



**3 BLACK STREET OAKLEIGH EAST
VIC 3166**

Sold Price **\$1,160,500** Sold Date **13-Jun-26**

 4  -  -

Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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