

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

1/36 Patrick Street, Oakleigh East Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$760,000

&

\$820,000

Median sale price

Median price

\$881,500

Property Type

Unit

Suburb

Oakleigh East

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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 six 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	1/2 Streliden Av OAKLEIGH EAST 3166	\$868,000	19/03/2026
2	1/42 Madeleine Rd CLAYTON 3168	\$820,000	07/03/2026
3	1/6 Clovis St OAKLEIGH EAST 3166	\$790,000	07/12/2025

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 six months.~~

This Statement of Information was prepared on:

21/04/2026 12:17



 3  1  1

Property Type: House
Land Size: 208 sqm approx
 Agent Comments

Indicative Selling Price
 \$760,000 - \$820,000
Median Unit Price
 March quarter 2026: \$881,500

Comparable Properties



1/2 Streliden Av OAKLEIGH EAST 3166 (REI)

Agent Comments

 3  1  1

Price: \$868,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: Unit



1/42 Madeleine Rd CLAYTON 3168 (REI)

Agent Comments

 3  1  1

Price: \$820,000
Method: Auction Sale
Date: 07/03/2026
Property Type: Unit



1/6 Clovis St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

 3  1  2

Price: \$790,000
Method: Auction Sale
Date: 07/12/2025
Property Type: Unit
Land Size: 347 sqm approx

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036