

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

12 WASHINGTON DRIVE OAKLEIGH SOUTH VIC 3167

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

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,242,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Mar 2025

to

28 Feb 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

15 TAMMANY DRIVE CLARINDA VIC 3169

\$890,000

22-Nov-25

33 KINGSTON ROAD HEATHERTON VIC 3202

\$951,000

27-Feb-26

281 CHESTERVILLE ROAD MOORABBIN VIC 3189

\$915,000

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: 13 March 2026


**15 TAMMANY DRIVE CLARINDA
VIC 3169**

 3
  1
  -

Sold Price

\$890,000

Sold Date

22-Nov-25

Distance

1.65km

**33 KINGSTON ROAD HEATHERTON
VIC 3202**

 3
  1
  1

Sold Price

^{RS}
\$951,000

Sold Date

27-Feb-26

Distance

1.91km

**281 CHESTERVILLE ROAD
MOORABBIN VIC 3189**

 3
  2
  2

Sold Price

^{RS}
\$915,000

Sold Date

21-Feb-26

Distance

1.97km
RS = Recent sale

UN = Undisclosed Sale

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