

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

2/74 Ferntree Gully Road, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,035,000 Property Type Townhouse Suburb Oakleigh East

Period - From 14/09/2025 to 13/09/2026 Source Property Data

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	87 Clayton Rd OAKLEIGH EAST 3166	\$1,160,000	04/08/2026
2	2/31 Oakpark Dr CHADSTONE 3148	\$1,061,500	18/07/2026
3	3 Black St OAKLEIGH EAST 3166	\$1,160,500	13/06/2026

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:

14/09/2026 09:57



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



87 Clayton Rd OAKLEIGH EAST 3166 (REI)

Agent Comments

4 4 2

Price: \$1,160,000

Method: Private Sale

Date: 04/08/2026

Property Type: Townhouse (Res)

Land Size: 348 sqm approx



2/31 Oakpark Dr CHADSTONE 3148 (REI)

Agent Comments

4 2 2

Price: \$1,061,500

Method: Auction Sale

Date: 18/07/2026

Property Type: Townhouse (Res)



3 Black St OAKLEIGH EAST 3166 (REI)

Agent Comments

4 3 2

Price: \$1,160,500

Method: Private Sale

Date: 13/06/2026

Property Type: Townhouse (Res)