

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

21 Old Eastern Court, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,238,000

Property Type House

Suburb Oakleigh South

Period - From 26/08/2025

to

25/08/2026

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	25 Beryl Av OAKLEIGH SOUTH 3167	\$1,375,000	09/05/2026
2	4 Redpath Cl OAKLEIGH SOUTH 3167	\$1,460,000	28/03/2026
3	22 William St OAKLEIGH 3166	\$1,350,000	28/02/2026

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:

26/08/2026 13:45



 4  2  4

Rooms: 7

Property Type: House

Land Size: 617 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

26/08/2025 - 25/08/2026: \$1,238,000

Comparable Properties



25 Beryl Av OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,375,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 598 sqm approx



4 Redpath CI OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,460,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House

Land Size: 602 sqm approx



22 William St OAKLEIGH 3166 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,350,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 543 sqm approx

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036