

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 3/23 Scotsburn Avenue, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$976,500 Property Type Townhouse Suburb Oakleigh South

Period - From 23/04/2024 to 22/04/2025 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	1/8 Kallay St CLAYTON SOUTH 3169	\$970,000	15/03/2025
2	3/1 Dover St OAKLEIGH EAST 3166	\$920,000	25/11/2024
3	1/21-23 Robinson St CLAYTON 3168	\$923,000	16/11/2024

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: 23/04/2025 09:52



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Townhouse Price
23/04/2024 - 22/04/2025: \$976,500

Comparable Properties



1/8 Kallay St CLAYTON SOUTH 3169 (REI)

Agent Comments

3 2 2

Price: \$970,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)



3/1 Dover St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

3 2 2

Price: \$920,000
Method: Private Sale
Date: 25/11/2024
Property Type: Townhouse (Single)
Land Size: 215 sqm approx



1/21-23 Robinson St CLAYTON 3168 (REI)

Agent Comments

3 2 2

Price: \$923,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Townhouse (Res)

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