

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

43 Patrick Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,275,000

Property Type House

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	1755 Dandenong Rd OAKLEIGH EAST 3166	\$1,140,000	18/02/2026
2	72 Ferntree Gully Rd OAKLEIGH EAST 3166	\$1,215,000	13/12/2025
3	4 Black St OAKLEIGH EAST 3166	\$1,186,000	22/11/2025

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:

04/05/2026 14:16



 2  1  2

Property Type: House
Land Size: 702 sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,180,000
Median House Price
March quarter 2026: \$1,275,000

Comparable Properties



1755 Dandenong Rd OAKLEIGH EAST 3166 (REI/VG)

 2  1  2

Price: \$1,140,000
Method: Private Sale
Date: 18/02/2026
Property Type: House (Res)
Land Size: 738 sqm approx

Agent Comments

Not livable, main road, slightly larger land allotment



72 Ferntree Gully Rd OAKLEIGH EAST 3166 (REI)

 3  1  3

Price: \$1,215,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 880 sqm approx

Agent Comments

Larger land allotment, inferior location



4 Black St OAKLEIGH EAST 3166 (REI/VG)

 3  1  6

Price: \$1,186,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 702 sqm approx

Agent Comments

Required renovation, inferior location

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