

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

47 Washington Drive, Oakleigh South VIC 3167

Indicative selling price

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

Single price

\$1,000,000

Median sale price

Median price

Property Type

House

Suburb

Oakleigh South

Period - From

06/09/2025

to

05/03/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 Montrose Street Oakleigh South VIC 3167	\$1,051,000	13/09/2025
2 The Parade Clarinda VIC 3169	\$1,015,000	15/01/2026
41 Leonard Close Clarinda VIC 3169	\$1,000,000	10/09/2025

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales record (if any), did not provide a median sale price that met the requirements of section 47AF(2)(b) of the Estate Agents Act 1980

This Statement of Information was prepared on:

06/03/2026