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

68 AXFORD CRESCENT OAKLEIGH SOUTH VIC 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or range between		\$900,000	&	\$970,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$1,200,000	Prop	erty type House		Suburb	Oakleigh South		
Period-from	01 Jun 2024	to	31 May 2	025	Source		Corelogic	

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 6 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
19 OLD DANDENONG ROAD OAKLEIGH SOUTH VIC 3167	\$965,000	07-Feb-25
31 WASHINGTON DRIVE OAKLEIGH SOUTH VIC 3167	\$890,000	22-May-25
9 HILARY GROVE BENTLEIGH EAST VIC 3165	\$1,000,000	08-Feb-25

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 6 months.

This Statement of Information was prepared on: 03 June 2025

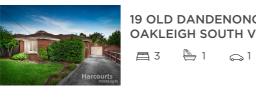


consumer.vic.gov.au



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19 OLD DANDENONG ROAD				
OAKLEIGH SOUTH VIC 3167				
7	N 1	- 1		

Sold Price \$965,000 Sold Date 07-Feb-25 Distance

0.38km



2 8	SHINGTO	ON DRIVE OAKLEIGH Sold Price	^{RS} \$890,000	Sold Date	22-May-25
₽ 3	1	⇔ ²		Distance	0.78km
to					



RS = Recent sale UN = Undisclosed Sale

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