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	9 TRAPHINA COURT 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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,255,000	Property type	House	Suburb	Oakleigh South
Period-from	01 Jul 2025	to	30 Jun 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 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
3 AXFORD CRESCENT OAKLEIGH SOUTH VIC 3167	$988,000	15-Jun-26
10 COLUMBIA STREET OAKLEIGH SOUTH VIC 3167	$1,000,000	30-May-26
32 NORWOOD STREET OAKLEIGH SOUTH VIC 3167	$940,000	29-May-26

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: 13 July 2026

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3 AXFORD CRESCENT OAKLEIGH SOUTH VIC 3167

3 1 1

Sold Price RS **$988,000** Sold Date **15-Jun-26**

Distance **0.59km**

10 COLUMBIA STREET OAKLEIGH SOUTH VIC 3167

3 1 2

Sold Price RS **$1,000,000** Sold Date **30-May-26**

Distance **0.3km**

32 NORWOOD STREET OAKLEIGH SOUTH VIC 3167

4 2 -

Sold Price RS **$940,000** UN Sold Date **29-May-26**

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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