

## 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

14 KINGS COURT OAKLEIGH EAST VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$760,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$904,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Feb 2025

to

31 Jan 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

13/27 MYRIONG STREET CLAYTON VIC 3168	\$770,000	12-Nov-25
18 OLD SCHOOL ROAD NOTTING HILL VIC 3168	\$792,000	13-Dec-25
2-52 KINGS COURT OAKLEIGH EAST VIC 3166	\$793,000	23-Feb-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: 27 February 2026



**13/27 MYRIONG STREET CLAYTON  
VIC 3168**

3 1 1

Sold Price

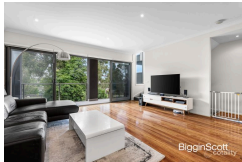
**\$770,000**

Sold Date

**12-Nov-25**

Distance

**1.7km**



**18 OLD SCHOOL ROAD NOTTING  
HILL VIC 3168**

3 2 1

Sold Price

**\$792,000**

Sold Date

**13-Dec-25**

Distance

**1.97km**



**2-52 KINGS COURT OAKLEIGH  
EAST VIC 3166**

4 2 1

Sold Price

<sup>RS</sup>**\$793,000**

Sold Date

**23-Feb-26**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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