

# 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 25 Voumard Street, Oakleigh South Vic 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,245,250 Property Type House Suburb Oakleigh South

Period - From 01/01/2025 to 31/12/2025 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	36 Taunton Av OAKLEIGH SOUTH 3167	\$1,366,000	28/02/2026
2	22 Tular Av OAKLEIGH SOUTH 3167	\$1,399,000	17/12/2025
3	10 Loreen St OAKLEIGH SOUTH 3167	\$1,315,000	29/11/2025

**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: 05/03/2026 17:11



 4    2    2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 728 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

Year ending December 2025: \$1,245,250

## Comparable Properties



**36 Taunton Av OAKLEIGH SOUTH 3167 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,366,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)



**22 Tular Av OAKLEIGH SOUTH 3167 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$1,399,000

**Method:** Sale

**Date:** 17/12/2025

**Property Type:** House (Res)

**Land Size:** 592 sqm approx



**10 Loreen St OAKLEIGH SOUTH 3167 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$1,315,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 573 sqm approx

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**



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