

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 35 Picadilly Street, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$1,380,000 & \$1,480,000

Median sale price

Median price \$1,292,500 Property Type House Suburb Oakleigh South

Period - From 01/10/2025 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	43 Canterbury St HUGHESDALE 3166	\$1,592,000	14/02/2026
2	1 Loreen St OAKLEIGH SOUTH 3167	\$1,505,000	11/02/2026
3	13 Acacia Av OAKLEIGH SOUTH 3167	\$1,522,750	24/10/2025

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: 04/03/2026 11:17



Property Type: House

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median House Price
December quarter 2025: \$1,292,500

Comparable Properties



43 Canterbury St HUGHESDALE 3166 (REI)

Agent Comments



Price: \$1,592,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 666 sqm approx



1 Loreen St OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$1,505,000
Method: Sold Before Auction
Date: 11/02/2026
Property Type: House (Res)
Land Size: 603 sqm approx

13 Acacia Av OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$1,522,750
Method: Sold Before Auction
Date: 24/10/2025
Property Type: House (Res)
Land Size: 650 sqm approx