

## 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

3/35 GOLF ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Mar 2025

to

28 Feb 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

22B TAMBET STREET BENTLEIGH EAST VIC 3165	\$950,000	07-Feb-26
3/8 WESTMINSTER STREET OAKLEIGH VIC 3166	\$878,000	22-Oct-25
5/1248 NORTH ROAD OAKLEIGH SOUTH VIC 3167	\$870,000	06-Nov-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 March 2026


**22B TAMBET STREET BENTLEIGH  
EAST VIC 3165**
 3  1  1

Sold Price

<sup>RS</sup> **\$950,000**

 Sold Date **07-Feb-26**

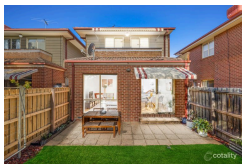
 Distance **1.58km**

**3/8 WESTMINSTER STREET  
OAKLEIGH VIC 3166**
 3  1  1

Sold Price

**\$878,000**

 Sold Date **22-Oct-25**

 Distance **1.52km**

**5/1248 NORTH ROAD OAKLEIGH  
SOUTH VIC 3167**
 3  2  1

Sold Price

**\$870,000**

 Sold Date **06-Nov-25**

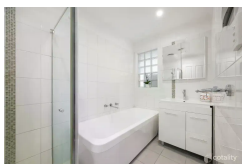
 Distance **0.66km**

**1/13 SALEM AVENUE OAKLEIGH  
SOUTH VIC 3167**
 3  2  1

Sold Price

<sup>RS</sup> **\$965,000** <sup>UN</sup>

 Sold Date **26-Dec-25**

 Distance **1.38km**

**7/7 CRAWFORD ROAD CLARINDA  
VIC 3169**
 3  1  2

Sold Price

**\$825,000**

 Sold Date **08-Sep-25**

 Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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