

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

2/1 INGA STREET OAKLEIGH EAST VIC 3166

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

\$740,000

&

\$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

3/16 FENTON STREET HUNTINGDALE VIC 3166	\$771,000	18-Dec-25
16/114-118 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166	\$724,000	14-Feb-26
3/21 JOHN STREET OAKLEIGH VIC 3166	\$835,000	08-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: 23 February 2026



**3/16 FENTON STREET
HUNTINGDALE VIC 3166**

2 1 1

Sold Price **\$771,000** Sold Date **18-Dec-25**

Distance **0.91km**



**16/114-118 FERNTREE GULLY ROAD
OAKLEIGH EAST VIC 3166**

2 1 1

Sold Price ^{RS} **\$724,000** Sold Date **14-Feb-26**

Distance **0.09km**



**3/21 JOHN STREET OAKLEIGH VIC
3166**

2 1 1

Sold Price **\$835,000** Sold Date **08-Nov-25**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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