

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

2/28 LERINA 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,250

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2/39 MARSHALL AVENUE CLAYTON VIC 3168	\$740,000	18-Jan-24
3/11 IONA STREET CLAYTON VIC 3168	\$761,000	05-Oct-24
2/106 KANOOKA GROVE CLAYTON VIC 3168	\$760,000	12-Aug-24

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: 13 June 2025

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**2/39 MARSHALL AVENUE
CLAYTON VIC 3168**

 3  1  1

Sold Price **\$740,000** Sold Date **18-Jan-24**

Distance **0.99km**



**3/11 IONA STREET CLAYTON VIC
3168**

 3  1  1

Sold Price **\$761,000** Sold Date **05-Oct-24**

Distance **1.53km**



**2/106 KANOOKA GROVE
CLAYTON VIC 3168**

 3  1  1

Sold Price **\$760,000** Sold Date **12-Aug-24**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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