## 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 CALOOLA AVENUE OAKLEIGH 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	\$1,950,000	&	\$2,140,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,330,500	Prope	erty type	type House		Suburb	Oakleigh
Period-from	01 Nov 2024	to	31 Oct 2	2025	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
11 BELLEVUE AVENUE MALVERN EAST VIC 3145	\$2,090,000	27-Jun-25
14 LYDSON STREET MURRUMBEENA VIC 3163	\$2,550,000	16-Aug-25
10 ADAMS STREET MURRUMBEENA VIC 3163	\$2,050,000	13-Sep-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: 01 November 2025





M 1300867044 E colin@forsalebyowner.com.au



11 BELLEVUE AVENUE MALVERN EAST VIC 3145

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Sold Price

\$2,090,000 Sold Date 27-Jun-25

Distance

1.08km



14 LYDSON STREET **MURRUMBEENA VIC 3163** 

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Sold Price

\$2,550,000 Sold Date 16-Aug-25

Distance 1.42km



**10 ADAMS STREET MURRUMBEENA VIC 3163** 

**■** 3

Sold Price

**\$2,050,000** Sold Date **13-Sep-25** 

Distance

1.99km

**RS** = Recent sale

UN = Undisclosed Sale

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