

## 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

21 BOSSINGTON STREET 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

\$1,190,000

&

\$1,280,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Oakleigh South

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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 2/25 SELWORTHY AVENUE OAKLEIGH SOUTH VIC 3167 | \$1,188,000 | 24-Feb-25 |
| 74A KENNEDY STREET BENTLEIGH EAST VIC 3165    | \$1,330,000 | 07-May-25 |
| 32 HAIGH STREET BENTLEIGH EAST VIC 3165       | \$1,200,000 | 28-Feb-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: 17 June 2025

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**2/25 SELWORTHY AVENUE  
OAKLEIGH SOUTH VIC 3167**

 4  3  2

Sold Price

**\$1,188,000**

Sold Date

**24-Feb-25**

Distance

**0.16km**



**74A KENNEDY STREET BENTLEIGH  
EAST VIC 3165**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,330,000**

Sold Date

**07-May-25**

Distance

**0.5km**



**32 HAIGH STREET BENTLEIGH  
EAST VIC 3165**

 3  2  1

Sold Price

**\$1,200,000**

Sold Date

**28-Feb-25**

Distance

**1.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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