

## 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

1/23 VOUMARD 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

\$880,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Oakleigh South

Period-from

01 May 2025

to

30 Apr 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

3/35 GOLF ROAD OAKLEIGH SOUTH VIC 3167	\$990,000	28-Mar-26
21 REID STREET OAKLEIGH SOUTH VIC 3167	\$852,000	24-Feb-26
1/30 DELIA STREET OAKLEIGH SOUTH VIC 3167	\$980,000	27-Jan-26

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: 08 May 2026


**3/35 GOLF ROAD OAKLEIGH  
SOUTH VIC 3167**
 3  1  1

 Sold Price **\$990,000** Sold Date **28-Mar-26**

 Distance **0.72km**

**21 REID STREET OAKLEIGH SOUTH  
VIC 3167**
 3  1  1

 Sold Price **\$852,000** Sold Date **24-Feb-26**

 Distance **0.86km**

**1/30 DELIA STREET OAKLEIGH  
SOUTH VIC 3167**
 3  1  2

 Sold Price <sup>RS</sup> **\$980,000** <sup>UN</sup> Sold Date **27-Jan-26**

 Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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