

# 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

1/36 Patrick Street, Oakleigh East Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$860,000

### Median sale price

Median price \$881,500 Property Type Unit Suburb Oakleigh East

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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 six 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
1	3/7 Harpur Ct OAKLEIGH EAST 3166	\$833,000	20/04/2026
2	1/2 Strelde Av OAKLEIGH EAST 3166	\$868,000	19/03/2026
3	1/42 Madeleine Rd CLAYTON 3168	\$820,000	07/03/2026

**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 six months.~~

This Statement of Information was prepared on:

16/06/2026 15:34



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$820,000 - \$860,000

**Median Unit Price**

March quarter 2026: \$881,500

## Comparable Properties



**3/7 Harpur Ct OAKLEIGH EAST 3166 (VG)**

Agent Comments

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**Price:** \$833,000

**Method:** Sale

**Date:** 20/04/2026

**Property Type:** Flat/Unit/Apartment (Res)



**1/2 Streliden Av OAKLEIGH EAST 3166 (REI)**

Agent Comments

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**Price:** \$868,000

**Method:** Sold Before Auction

**Date:** 19/03/2026

**Property Type:** Unit



**1/42 Madeleine Rd CLAYTON 3168 (REI/VG)**

Agent Comments

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**Price:** \$820,000

**Method:** Auction Sale

**Date:** 07/03/2026

**Property Type:** Unit

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036