

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 91 Carlisle Crescent, Hughesdale Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,489,000 Property Type House Suburb Hughesdale

Period - From 01/10/2024 to 31/12/2024 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	46 John St OAKLEIGH 3166	\$1,574,000	29/01/2025
2	1542 Dandenong Rd OAKLEIGH 3166	\$1,255,000	03/12/2024
3	4 Outlook Ct CHADSTONE 3148	\$1,600,000	18/11/2024

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: 31/01/2025 20:20



4
 2
 4

Property Type: House
Land Size: 696 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 December quarter 2024: \$1,489,000

Comparable Properties



46 John St OAKLEIGH 3166 (REI)

Agent Comments

5
 3
 2

Price: \$1,574,000
Method: Auction Sale
Date: 29/01/2025
Property Type: House
Land Size: 543 sqm approx



1542 Dandenong Rd OAKLEIGH 3166 (REI)

Agent Comments

4
 3
 2

Price: \$1,255,000
Method: Sold Before Auction
Date: 03/12/2024
Property Type: House (Res)



4 Outlook Ct CHADSTONE 3148 (REI/VG)

Agent Comments

5
 3
 2

Price: \$1,600,000
Method: Auction Sale
Date: 18/11/2024
Property Type: House (Res)
Land Size: 532 sqm approx

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