

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

121 Burlington Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,330,250 Property Type House Suburb Oakleigh

Period - From 28/01/2024 to 27/01/2025 Source Property Data

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	29 Patrick St OAKLEIGH EAST 3166	\$1,400,000	09/01/2025
2	10 Snead Ct MOUNT WAVERLEY 3149	\$1,388,888	14/12/2024
3	7 Daly St OAKLEIGH EAST 3166	\$1,302,000	23/11/2024

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:

28/01/2025 13:54



Rooms: 3
Property Type: House (Res)
Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median House Price

28/01/2024 - 27/01/2025: \$1,330,250

Comparable Properties



29 Patrick St OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 09/01/2025
Property Type: House
Land Size: 702 sqm approx



10 Snead Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,388,888
Method: Private Sale
Date: 14/12/2024
Property Type: House
Land Size: 685 sqm approx



7 Daly St OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$1,302,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 529 sqm approx