

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 8 Montrose Street, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$1,091,250 Property Type House Suburb Oakleigh South

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	123 Elder St CLARINDA 3169	\$951,000	30/11/2024
2	19 Emerald St OAKLEIGH SOUTH 3167	\$995,000	26/11/2024
3	22 Broadchapel PI CLARINDA 3169	\$890,100	26/10/2024

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: 05/02/2025 16:33



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Property Type: House
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$968,000
Median House Price
December quarter 2024: \$1,091,250

Comparable Properties

123 Elder St CLARINDA 3169 (VG)

[Agent Comments](#)

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Price: \$951,000
Method: Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 531 sqm approx



19 Emerald St OAKLEIGH SOUTH 3167 (REI)

[Agent Comments](#)

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Price: \$995,000
Method: Private Sale
Date: 26/11/2024
Property Type: House
Land Size: 534 sqm approx

22 Broadchapel Pl CLARINDA 3169 (VG)

[Agent Comments](#)

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Price: \$890,100
Method: Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 531 sqm approx

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