

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	16B Valley Street Oakleigh South, 3167
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Indicative selling price

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

Single price	\$1,395,000
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Median sale price

Median price	\$1,240,000	Property Type	HOUSE	Suburb	OAKLEIGH SOUTH
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Period - From	02-Oct-2023	to	30-Sep-2024	Source	Corelogic
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Comparable property sales

	Address of comparable property	Price	Date of sale
1	4b Abbeygate Street, Oakleigh	\$1,450,000	14-May-2024
2	36 Beauford Street, Huntingdale	\$1,475,000	17-Aug-2024
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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-Oct-2024 at 9:29:58 AM AEDT