

# 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

19 Abbeygate Street, Oakleigh Vic 3166

### Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,377,000

Property Type House

Suburb Oakleigh

Period - From 01/10/2023

to

31/12/2023

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	9A Young St OAKLEIGH 3166	\$1,289,000	07/02/2024
2	4 Princess St OAKLEIGH 3166	\$1,190,000	24/02/2024
3	50 Berkeley St HUNTINGDALE 3166	\$1,150,000	24/02/2024

**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:

28/02/2024 11:30



2 1 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

December quarter 2023: \$1,377,000

## Comparable Properties



**9A Young St OAKLEIGH 3166 (REI)**

Agent Comments

2 1 2

**Price:** \$1,289,000

**Method:** Sold Before Auction

**Date:** 07/02/2024

**Property Type:** House (Res)



**4 Princess St OAKLEIGH 3166 (REI)**

Agent Comments

3 1 1

**Price:** \$1,190,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House



**50 Berkeley St HUNTINGDALE 3166 (REI)**

Agent Comments

3 1 2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)