

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 \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,233,000 Property Type House Suburb Oakleigh South

Period - From 01/10/2023 to 30/09/2024 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	35 Luntar Rd OAKLEIGH SOUTH 3167	\$1,080,000	14/12/2024
2	1 Loddon Ct CLAYTON SOUTH 3169	\$1,060,000	14/12/2024
3	3 Montrose St OAKLEIGH SOUTH 3167	\$1,081,111	27/09/2024

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: 10/01/2025 12:59



3 2 2

Rooms: 4
Property Type: House (Res)
Land Size: 532 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending September 2024: \$1,233,000

Comparable Properties



35 Luntar Rd OAKLEIGH SOUTH 3167 (REI)

[Agent Comments](#)

3 1 4

Price: \$1,080,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 720 sqm approx



1 Loddon Ct CLAYTON SOUTH 3169 (REI)

[Agent Comments](#)

3 1 3

Price: \$1,060,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 583 sqm approx

3 Montrose St OAKLEIGH SOUTH 3167 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,081,111
Method: Sold Before Auction
Date: 27/09/2024
Property Type: House (Res)
Land Size: 534 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222