

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

39 Edward Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Oakleigh

Period - From 01/01/2024 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	46 John St OAKLEIGH 3166	\$1,574,000	29/01/2025
2	250 Huntingdale Rd HUNTINGDALE 3166	\$1,150,000	29/11/2024
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:

26/02/2025 14:01



5
 2
 4

Property Type: House (Res)

Land Size: 508 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2024: \$1,330,000

Comparable Properties



46 John St OAKLEIGH 3166 (REI)

Agent Comments

5
 3
 2

Price: \$1,574,000

Method: Auction Sale

Date: 29/01/2025

Property Type: House

Land Size: 543 sqm approx



250 Huntingdale Rd HUNTINGDALE 3166 (REI)

Agent Comments

4
 2
 2

Price: \$1,150,000

Method: Sold Before Auction

Date: 29/11/2024

Property Type: House (Res)



7 Daly St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,302,000

Method: Auction Sale

Date: 23/11/2024

Property Type: House (Res)

Land Size: 529 sqm approx

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