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 betweer	n \$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,330,000	Property Type Hous		se S		Suburb	Oakleigh		
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress 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.

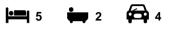
This Statement of Information was prepared on:

26/02/2025 14:01









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) 1 5 1 2 Price: \$1,574,000 Method: Auction Sale Date: 29/01/2025 Property Type: House Land Size: 543 sqm approx	Agent Comments
250 Huntingdale Rd HUNTINGDALE 3166 (REI) 4 2 2 2 Price: \$1,150,000 Method: Sold Before Auction Date: 29/11/2024 Property Type: House (Res)	Agent Comments
7 Daly St OAKLEIGH EAST 3166 (REI/VG) 4 2 2 2 Price: \$1,302,000 Method: Auction Sale Date: 23/11/2024 Property Type: House (Res) Land Size: 529 sqm approx	Agent Comments

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



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