

# 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

21 Downing 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)

Single price

\$1,049,000

### Median sale price

Median price

\$1,332,500

Property Type

House

Suburb

OAKLEIGH

Period - From

30/05/2024

to

29/11/2024

Source

core\_logic

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 73 Burlington Street Oakleigh Vic 3166	\$1,110,000	2024-10-26
2 142 Haughton Road Oakleigh Vic 3166	\$1,010,000	2024-10-12
3		

This Statement of Information was prepared on:

30/11/2024