

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 25 Salem Avenue, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,232,750 Property Type House Suburb Oakleigh South

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	8 Dalgan St OAKLEIGH SOUTH 3167	\$1,275,500	28/10/2023
2	31 Joyce Av OAKLEIGH SOUTH 3167	\$1,240,000	10/11/2023
3	17 Tular Av OAKLEIGH SOUTH 3167	\$1,232,500	04/11/2023

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:

06/02/2024 15:39



 3  2  2

Property Type: House

Land Size: 594 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

December quarter 2023: \$1,232,750

Comparable Properties



8 Dalgan St OAKLEIGH SOUTH 3167 (REI/VG) Agent Comments

 2  1  2

Price: \$1,275,500

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 603 sqm approx



31 Joyce Av OAKLEIGH SOUTH 3167 (VG) Agent Comments

 5  -  -

Price: \$1,240,000

Method: Sale

Date: 10/11/2023

Property Type: House (Res)

Land Size: 613 sqm approx



17 Tular Av OAKLEIGH SOUTH 3167 (REI/VG) Agent Comments

 4  3  3

Price: \$1,232,500

Method: Auction Sale

Date: 04/11/2023

Property Type: House (Res)

Land Size: 631 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604