

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

28 Hatter 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	17 Downing St OAKLEIGH 3166	\$1,395,000	15/02/2025
2	3 Hatter St OAKLEIGH 3166	\$1,300,000	20/11/2024
3	25 Hatter St OAKLEIGH 3166	\$1,427,000	05/10/2024

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:

13/03/2025 11:12



 3  2  4

Property Type: House
Land Size: 545 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



17 Downing St OAKLEIGH 3166 (REI)

Agent Comments

 3  2  1

Price: \$1,395,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)

3 Hatter St OAKLEIGH 3166 (VG)

Agent Comments

 3  -  -

Price: \$1,300,000
Method: Sale
Date: 20/11/2024
Property Type: House (Res)
Land Size: 533 sqm approx



25 Hatter St OAKLEIGH 3166 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,427,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 566 sqm approx

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