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

1/14 Oakleigh Road, Carnegie Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,950,000		&		\$2,140,000			
Median sale p	rice							
Median price	\$1,820,000	Pro	operty Type	Hou	se		Suburb	Carnegie
Period - From	01/01/2025	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	38b Windsor Av MCKINNON 3204	\$1,995,000	01/05/2025
2	13b Emma St CAULFIELD SOUTH 3162	\$1,996,000	30/04/2025
3	2c Malcolm St MCKINNON 3204	\$2,100,000	14/01/2025

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:

21/05/2025 12:47



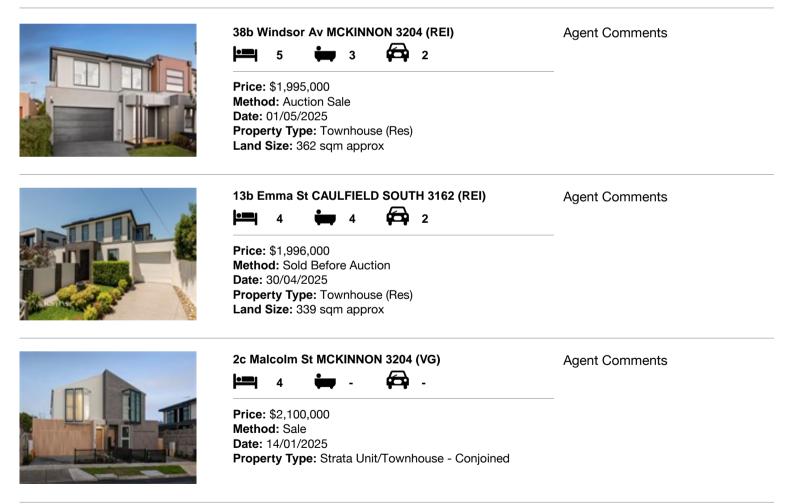






Property Type: House (Res) Agent Comments Indicative Selling Price \$1,950,000 - \$2,140,000 Median House Price March quarter 2025: \$1,820,000

Comparable Properties



Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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