

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

1/17 FENTON STREET HUNTINGDALE VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Unit

Suburb

Huntingdale

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

2/19 JOHN STREET OAKLEIGH VIC 3166	\$1,200,000	24-Mar-12
56C HIGHLAND AVENUE OAKLEIGH EAST VIC 3166	\$1,060,000	13-Sep-25

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 6 months.

This Statement of Information was prepared on: 02 October 2025



2/19 JOHN STREET OAKLEIGH VIC 3166

Sold Price

\$1,200,000

Sold Date

24-Mar-12



4



2



2

Distance

1.07km



**56C HIGHLAND AVENUE
OAKLEIGH EAST VIC 3166**

Sold Price

^{RS}

\$1,060,000

Sold Date

13-Sep-25



4



2



1

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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