

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 Abbeygate Street, Oakleigh, VIC 3166

Indicative selling price

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

Price Range \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,370,000 Property Type House Suburb Oakleigh (3166)

Period - From 01/03/2024 to 28/02/2025 Source Corelogic

Comparable property sales

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
26 MORA AVENUE, OAKLEIGH VIC 3166	\$1,410,000	09/10/2024
27 EASTGATE STREET, OAKLEIGH VIC 3166	\$1,415,000	26/10/2024
121 BURLINGTON STREET, OAKLEIGH VIC 3166	\$1,350,000	20/02/2025

This Statement of Information was prepared on: 04/03/2025