

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 CARROLL ROAD OAKLEIGH SOUTH VIC 3167

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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,186,500

Property type

House

Suburb

Oakleigh South

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

39 DOWLING ROAD OAKLEIGH SOUTH VIC 3167	\$1,425,000	31-Jul-25
22 GLENNIE AVENUE OAKLEIGH SOUTH VIC 3167	\$1,375,000	24-May-25
5 LEHEM AVENUE OAKLEIGH SOUTH VIC 3167	\$1,354,000	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: 08 October 2025



39 DOWLING ROAD OAKLEIGH SOUTH VIC 3167

 3  3  2

Sold Price

\$1,425,000

Sold Date

31-Jul-25

Distance

0.27km



22 GLENNIE AVENUE OAKLEIGH SOUTH VIC 3167

 5  2  4

Sold Price

\$1,375,000

Sold Date

24-May-25

Distance

1.12km



5 LEHEM AVENUE OAKLEIGH SOUTH VIC 3167

 3  2  2

Sold Price

^{RS} **\$1,354,000** ^{UN}

Sold Date

13-Sep-25

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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