

# 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

60 Abbeygate Street, Oakleigh Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,530,000

### Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Oakleigh

Period - From

01/07/2025

to

30/09/2025

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	20 Eastgate St OAKLEIGH 3166	\$1,450,000	24/11/2025
2	64 Stockdale Av BENTLEIGH EAST 3165	\$1,580,000	07/11/2025
3	30 Darling St HUGHESDALE 3166	\$1,690,000	16/09/2025

**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:

06/12/2025 17:31



3   2   2

**Property Type:** House  
**Land Size:** 509 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,530,000  
**Median House Price**  
September quarter 2025: \$1,625,000

## Comparable Properties

20 Eastgate St OAKLEIGH 3166 (REI)

**Agent Comments**

3   1   1

**Price:** \$1,450,000  
**Method:** Sold Before Auction  
**Date:** 24/11/2025  
**Property Type:** House (Res)



64 Stockdale Av BENTLEIGH EAST 3165 (REI)

**Agent Comments**

3   2   3

**Price:** \$1,580,000  
**Method:** Sold Before Auction  
**Date:** 07/11/2025  
**Property Type:** House (Res)



30 Darling St HUGHESDALE 3166 (REI)

**Agent Comments**

3   2   1

**Price:** \$1,690,000  
**Method:** Private Sale  
**Date:** 16/09/2025  
**Property Type:** House (Res)



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