

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 Abbegate Street, Oakleigh Vic 3166

Indicative selling price

For the meaning of this price see 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



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)



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

[Agent Comments](#)



64 Stockdale Av BENTLEIGH EAST 3165 (REI)



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

[Agent Comments](#)



30 Darling St HUGHESDALE 3166 (REI)



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

[Agent Comments](#)

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