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	7 Oakley Pl, Cardigan Vic 3352

Indicative selling price

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

Range between $490,000 & $510,000

Median sale price

Median price $565,000 Property Type Vacant land Suburb Cardigan

Period - From 28/11/2024 to 27/11/2025 Source Property Data

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	17 Mcgrath Tce CARDIGAN 3352	$515,000	28/02/2025
2			
3			

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: 28/11/2025 14:57

7 Oakley Pl, Cardigan Vic 3352

JellisCraig



Property Type: Land
Land Size: 2092 sqm approx

Agent Comments

Indicative Selling Price
$490,000 - $510,000
Median Land Price
28/11/2024 - 27/11/2025: $565,000

Comparable Properties

17 Mcgrath Tce CARDIGAN 3352 (VG)

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Price: $515,000
Method: Sale
Date: 28/02/2025
Property Type: Land
Land Size: 2045 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

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