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	75 Drummond Street, Oakleigh Vic 3166

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,360,000 Property Type House Suburb Oakleigh

Period - From 22/07/2023 to 21/07/2024 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	8 Allen St OAKLEIGH 3166	$1,275,000	11/05/2024
2	11 Westminster St OAKLEIGH 3166	$1,250,000	11/05/2024
3	170 Atherton Rd OAKLEIGH 3166	$1,112,500	01/06/2024

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: 22/07/2024 17:03

75 Drummond Street, Oakleigh Vic 3166



3 2 2

Property Type: House
Land Size: 610 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
22/07/2023 - 21/07/2024: $1,360,000

Comparable Properties



8 Allen St OAKLEIGH 3166 (REI)

3 1 2

Price: $1,275,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



11 Westminster St OAKLEIGH 3166 (REI)

3 1 2

Price: $1,250,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 455 sqm approx

Agent Comments



170 Atherton Rd OAKLEIGH 3166 (REI)

3 2 2

Price: $1,112,500
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 466 sqm approx

Agent Comments

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036

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