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	27 Eastgate Street, Oakleigh Vic 3166

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,430,000 Property Type House Suburb Oakleigh

Period - From 01/07/2023 to 30/06/2024 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	5 Paddington Rd HUGHESDALE 3166	$1,400,000	22/06/2024
2	17 Westminster St OAKLEIGH 3166	$1,370,000	01/05/2024
3	10 George St OAKLEIGH 3166	$1,450,000	06/04/2024

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: 30/09/2024 10:55



4 2 2

Property Type: House
Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending June 2024: $1,430,000

Comparable Properties



5 Paddington Rd HUGHESDALE 3166 (REI/VG)

3 2 1

Price: $1,400,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments



17 Westminster St OAKLEIGH 3166 (REI/VG)

3 1 -

Price: $1,370,000
Method: Private Sale
Date: 01/05/2024
Property Type: House
Land Size: 462 sqm approx

Agent Comments



10 George St OAKLEIGH 3166 (REI/VG)

4 1 2

Price: $1,450,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 544 sqm approx

Agent Comments

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

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