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	2/131 Huntingdale Road, Oakleigh VIC 3166

Indicative selling price

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

Range between $820,000 & $900,000

Median sale price

Median price $580,000 Property Type Unit Suburb Oakleigh

Period - From 30/11/2024 to 29/05/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/1 Oberon Avenue Oakleigh East VIC 3166	$840,000	28/05/2025
3/2 Moorong Street Chadstone VIC 3148	$846,000	29/03/2025
6/12-14 Surrey Crescent Oakleigh East VIC 3166	$900,000	01/03/2025

This Statement of Information was prepared on: 30/05/2025