#### 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	5 Oakley Pl, Cardigan Vic 3352
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$565,000	Pro	perty Type	Vacant lanc		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

1	4 Centenary St CARDIGAN 3352	\$555,000	03/03/2025
2	17 Mcgrath Tce CARDIGAN 3352	\$515,000	28/02/2025
3	10 Wallowa Rd CARDIGAN 3352	\$547,500	06/02/2025

#### 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:	28/11/2025 14:53



Date of sale

# **JellisCraig**









Property Type: Land Land Size: 2478 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$540,000 - \$560,000 **Median Land Price** 28/11/2024 - 27/11/2025: \$565,000

## Comparable Properties



4 Centenary St CARDIGAN 3352 (REI/VG)







Price: \$555,000 Method: Private Sale Date: 03/03/2025 Property Type: Land

Land Size: 2000 sqm approx

**Agent Comments** 

17 Mcgrath Tce CARDIGAN 3352 (VG)











**Agent Comments** 

Price: \$515,000 Method: Sale Date: 28/02/2025 Property Type: Land

Land Size: 2045 sqm approx

10 Wallowa Rd CARDIGAN 3352 (REI/VG)







Price: \$547,500 Method: Private Sale Date: 06/02/2025 Property Type: Land Land Size: 2005 sqm approx **Agent Comments** 

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





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