

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

1/139 HUNTINGDALE ROAD OAKLEIGH VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,280,000

&

\$1,390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

2/20 GRANDVIEW GROVE OAKLEIGH VIC 3166	\$1,330,000	07-Nov-25
2/41 ANDREW STREET OAKLEIGH VIC 3166	\$1,310,000	28-Feb-26

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 6 months.

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2/20 GRANDVIEW GROVE OAKLEIGH VIC 3166

2 3 2

Sold Price **\$1,330,000** Sold Date **07-Nov-25**

Distance **0.05km**



2/41 ANDREW STREET OAKLEIGH VIC 3166

4 2 2

Sold Price ^{RS} **\$1,310,000** Sold Date **28-Feb-26**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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