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

13 Abbeygate Street, Oakleigh Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,300,000		&		\$1,400,000				
Median sale price									
Median price	\$1,395,000	Pro	operty Type	Hou	se		Suburb	Oakleigh	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	21 Young St OAKLEIGH 3166	\$1,410,000	21/04/2025
2	28 Hatter St OAKLEIGH 3166	\$1,457,000	05/04/2025
3	53 Abbeygate St OAKLEIGH 3166	\$1,325,000	14/12/2024

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:

07/05/2025 14:50









Rooms: 5 Property Type: House Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price March quarter 2025: \$1,395,000

Comparable Properties

SOLD builton	21 Young St OAKLEIGH 3166 (REI) 3 1 2 Price: \$1,410,000 Method: Private Sale Date: 21/04/2025 Property Type: House	Agent Comments
	28 Hatter St OAKLEIGH 3166 (REI) 3 2 2 2 Price: \$1,457,000 Method: Auction Sale Date: 05/04/2025 Property Type: House (Res)	Agent Comments
	53 Abbeygate St OAKLEIGH 3166 (REI/VG) 3 1 2 Price: \$1,325,000 Method: Auction Sale Date: 14/12/2024 Property Type: House (Res) Land Size: 506 sqm approx	Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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