

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 between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,395,000

Property Type

House

Suburb

Oakleigh

Period - From

01/01/2025

to

31/03/2025

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	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



4 1 1

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



21 Young St OAKLEIGH 3166 (REI)

Agent Comments

3 1 2

Price: \$1,410,000
Method: Private Sale
Date: 21/04/2025
Property Type: House



28 Hatter St OAKLEIGH 3166 (REI)

Agent Comments

3 2 2

Price: \$1,457,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)



53 Abbeygate St OAKLEIGH 3166 (REI/VG)

Agent Comments

3 1 2

Price: \$1,325,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 506 sqm approx

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