

# 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

19 Delos Street, Oakleigh South Vic 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,232,750 Property Type House Suburb Oakleigh South

Period - From 01/10/2023 to 31/12/2023 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	23 Boronia St BENTLEIGH EAST 3165	\$1,250,000	12/10/2023
2	57 Bishop St OAKLEIGH 3166	\$1,241,000	18/11/2023
3	7 Gadd St OAKLEIGH 3166	\$1,227,000	28/10/2023

**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:

26/03/2024 11:40



2   1   2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
December quarter 2023: \$1,232,750

## Comparable Properties



**23 Boronia St BENTLEIGH EAST 3165**  
(REI/VG)

[Agent Comments](#)

3   1   4

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 12/10/2023  
**Property Type:** House  
**Land Size:** 603 sqm approx



**57 Bishop St OAKLEIGH 3166** (REI/VG)

[Agent Comments](#)

2   1   1

**Price:** \$1,241,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx



**7 Gadd St OAKLEIGH 3166** (REI/VG)

[Agent Comments](#)

2   1   2

**Price:** \$1,227,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 661 sqm approx

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088