

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

39a Luntar Road, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$775,000

&

\$850,000

Median sale price

Median price

\$1,255,000

Property Type

House

Suburb

Oakleigh South

Period - From

14/04/2025

to

13/04/2026

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	Date of sale
1	1/52 Tudor St BENTLEIGH EAST 3165	\$827,500	12/02/2026
2			
3			

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:

14/04/2026 14:24

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Indicative Selling Price
\$775,000 - \$850,000

Median House Price

14/04/2025 - 13/04/2026: \$1,255,000



 3  1  1

Property Type: House (Res)

Agent Comments

Comparable Properties



1/52 Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

Price: \$827,500

Method: Sold Before Auction

Date: 12/02/2026

Property Type: House (Res)

Land Size: 314 sqm approx

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.

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