

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

60 Abbeygate Street, Oakleigh Vic 3166

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Oakleigh

Period - From

01/07/2025

to

30/09/2025

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	31A Clyde St OAKLEIGH 3166	\$1,510,000	25/10/2025
2	21 Carinya Rd BENTLEIGH EAST 3165	\$1,450,000	20/09/2025
3	23 John St OAKLEIGH 3166	\$1,550,000	24/06/2025

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:

07/11/2025 10:52



3 2 2

Rooms: 4
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
September quarter 2025: \$1,625,000

Comparable Properties



31A Clyde St OAKLEIGH 3166 (REI)

Agent Comments

3 1 3

Price: \$1,510,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 487 sqm approx



21 Carinya Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,450,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 585 sqm approx



23 John St OAKLEIGH 3166 (VG)

Agent Comments

3 - -

Price: \$1,550,000
Method: Sale
Date: 24/06/2025
Property Type: House (Res)
Land Size: 557 sqm approx



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