

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

28 Carroll Road, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,185,000

Property Type

House

Suburb

Oakleigh South

Period - From

27/11/2024

to

26/11/2025

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	18 Coombs Av OAKLEIGH SOUTH 3167	\$1,378,000	13/09/2025
2	39 Dowling Rd OAKLEIGH SOUTH 3167	\$1,425,000	31/07/2025
3	89 Clarinda Rd OAKLEIGH SOUTH 3167	\$1,260,000	12/07/2025

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:

27/11/2025 14:26



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
27/11/2024 - 26/11/2025: \$1,185,000

Comparable Properties

18 Coombs Av OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$1,378,000
Method:
Date: 13/09/2025
Property Type: House



39 Dowling Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$1,425,000
Method: Sold Before Auction
Date: 31/07/2025
Property Type: House (Res)
Land Size: 532 sqm approx



89 Clarinda Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$1,260,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 532 sqm approx

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