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 28 Carroll Road, Oakleigh South Vic 3167 Including suburb and postcode

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	Pro	perty 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

Add	dress 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 comparableproperties 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
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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)





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)



Price: \$1,260,000 Method: Auction Sale Date: 12/07/2025

Property Type: House (Res) Land Size: 532 sqm approx **Agent Comments**

Agent Comments

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





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