

## 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

130 Drummond Street, Oakleigh Vic 3166

#### Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

#### Median sale price

Median price

\$1,382,500

Property Type

House

Suburb

Oakleigh

Period - From

15/01/2025

to

14/01/2026

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	140 Atherton Rd OAKLEIGH 3166	\$1,571,000	20/12/2025
2	23 George St OAKLEIGH 3166	\$1,475,000	20/12/2025
3	20 Eastgate St OAKLEIGH 3166	\$1,450,000	24/11/2025

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:

15/01/2026 16:36


**Property Type:**

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

15/01/2025 - 14/01/2026: \$1,382,500

## Comparable Properties

**140 Atherton Rd OAKLEIGH 3166 (REI)**


Agent Comments

**Price:** \$1,571,000

**Method:**
**Date:** 20/12/2025

**Property Type:** House

**23 George St OAKLEIGH 3166 (REI)**


Agent Comments

**Price:** \$1,475,000

**Method:** Auction Sale

**Date:** 20/12/2025

**Property Type:** House (Res)

**Land Size:** 544 sqm approx

**20 Eastgate St OAKLEIGH 3166 (REI)**


Agent Comments

**Price:** \$1,450,000

**Method:** Sold Before Auction

**Date:** 24/11/2025

**Property Type:** House (Res)

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