

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

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)

